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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS

AGENDA OF HEARING NO. 320

July 26, 1989

ROOM 282, CITY HALL AT 1:30 P.M.

DOCUMENTS DEPT.

JUL 19 1989

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ABATEMENT APPEALS HEARINGS

<u>Item No.</u>	<u>Page No.</u>	<u>Case No.</u>	<u>Property Address</u>	<u>Inspector</u>
1.	1-3	6351	<u>460 Lyon St.</u> Sergio Iantorno	C. Boyd - HID
2.	4-6	6352	<u>3813-17 Anza St.</u> Kam Y. Yan	R. Zarlow - HID

ABATEMENT APPEALS REHEARING

3.	7-17	6346	<u>54-60 Salmon St.</u> Raymond & Lorraine Choy	D. Condon - BID
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FRANCHISE TAX HEARINGS

4.	18-19	3104	<u>450 Grant Ave.</u> Pine Grant Investment c/o Lingsborough Ltd.	I. Sarkany - HID
5.	20-21	3105	<u>3345-49 - 22nd St.</u> John & Obrien Bogardus	C. Dare - HID
6.	22-23	3106	<u>301 Columbus Ave.</u> AKA <u>606 Broadway</u> Raymond Owyang	R. Noelke - HID
7.	24-25	3107	<u>1223-25 - 44th Ave.</u> Edward & Betty Wong	C. Boyd - HID
8.	26-40	3108	<u>1405 Van Ness Ave.</u> AKA <u>1500 Bush St.</u> Zev & Nava Simon	D. Langer - HID
9.	41-43	3109	<u>1405 Van Ness Ave.</u> AKA <u>1500 Bush St.</u> Zev & Nava Simon	D. Langer - HID
10.	44-54	3110	<u>1628 Vallejo St.</u> David D. Cooke	K. Bertoncin - BID
11.	55-57	3111	<u>1069 Church St.</u> Hubert & Denise Guillon	C. Dare - HID
12.	58-59	3112	<u>683 - 28th St.</u> Josef Pohl	J. Singleton - BID



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Sergio Iantorno

117 Clement Street

San Francisco, CA 94118

Date: July 12, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 460 Lyon Street

BLOCK 1199

LOT 024

APPEAL NO. 6351

S-NC-DEQ DA

INSPECTOR Carey Boyd

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 12, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the owner on 7-12-89. *DA*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(1)

5 46524 SFPL: ECONO JRS
82 SFPL 05/11/01 136



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APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

WDS/TAK

MAY 12 1989

BUREAU OF BUILDING INSPECTION
ABATEMENT SECTION

I & C Properties: IANORNO & Castellucci
Appellant

Appeal Number 6351

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on April 26th, 1989.
- (2) The affected premises are located at 460 Lyon St. SF. CA. 94118, San Francisco. They contain Seven dwelling units and X rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

To remove improperly stored items in garage.
All other items will be corrected on time.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

- 1) Property was sold in 1987. Violation notice was dated April '88. Property was taken back in foreclosure proceeding in Feb. of '89. Thus, violations were not received until mid March '89.
- 2) Tenant in unit #2 refuses to voluntarily comply with violation by removing items in basement. We must go through legal channels to impound property. Thus to comply the violation within the allotted time I would risk being sued by tenant.

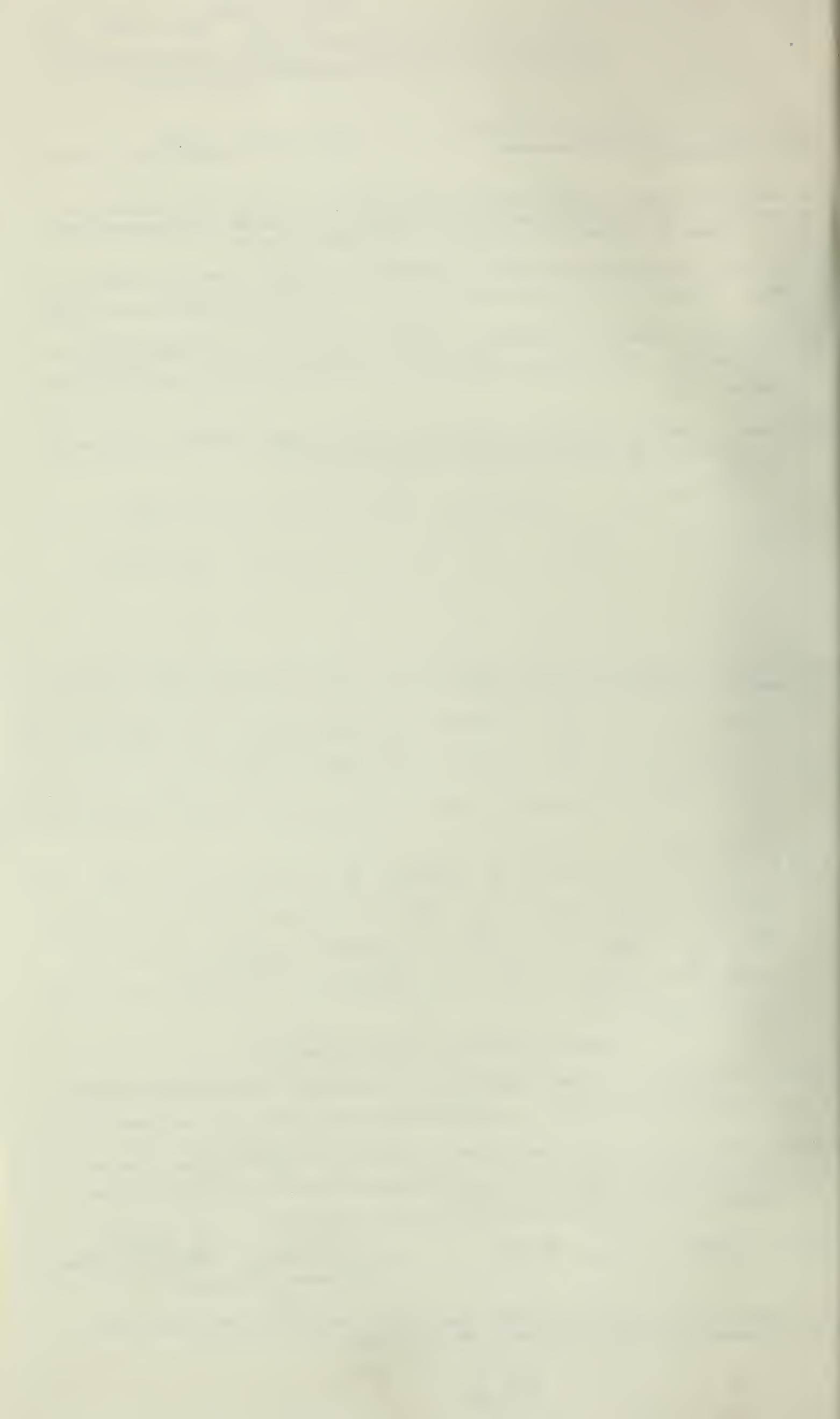
(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Owner.
- (6) The official address of the undersigned is I & C Properties
5010 Geary Blvd. #3 San Francisco, CA. 94118
Telephone number: (415) 386-0788

Dated: 5-10, 1989.

Antonio Castellucci
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



City and County of San Francisco

Department of Public Works
Bureau of Building Inspection



HOUSING INSPECTION DIVISION

DATE: 05/05/89
PROPERTY ADDRESS:
460 LYON ST
BLOCK: 1199 LOT: 024
SEQ: 01 CASE: DAO

IANTORNO SERGIO
117 CLEMENT ST
SAN FRANCISCO CA

OWNER'S NAME:
IANTORNO SERGIO

94118

INSPECTOR: CAREY BOYD
DISTRICT: CT: 165

ORDER OF ABATEMENT UNDER SECTION 203-203.1 OF THE
BUILDING CODE REGULAR ORDER NO. 151329

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 04/26/89 in accordance with the DPW HEARING ORDER NO. 150871. The hearing was conducted by a representative of the Director. The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 05/23/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 04/26/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

(415)558-6220

P20-D20-006C
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Kam Y. Yan

33 Lisbon Street

San Francisco, CA 94112

Date: July 12, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 3813-3817 Anza Street

BLOCK 1572

LOT 20

APPEAL NO. 6352

S-NC-DEQ DA

INSPECTOR Richard Zarlow

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 8, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the owner on 7-12-89. *DP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

YAN, KAM Y.
Appellant

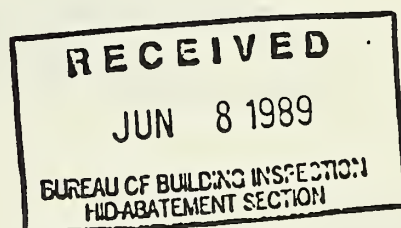
Appeal Number 6352

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 05-03-, 1989.
- (2) The affected premises are located at 3813-3817 ANZA ST., San Francisco. They contain 4 dwelling units and 12 rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

THAT THE COURT HEARING NOTICE WAS NOT PROPERLY SERVED TO THE APPELLANT. THE APPELLANT DID NOT KNOW THAT A HEARING WAS SCHEDULED, THEREFORE THE APPELLANT DID NOT SHOW UP IN THE HEARING.
- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE IS IN THE PROCESS OF BEING DONE.



(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Kam Y. Yan.
- (6) The official address of the undersigned is 33 LEXBON ST.
SAN FRANCISCO CALIF. 94112
Telephone number: 415-668-0425.

Dated: 6/8/, 1989.

Kam Y. Yan
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

1. The first part of the paper is devoted to a general discussion of the problem of the origin of the Chinese characters.

2. The second part of the paper is devoted to a detailed study of the origin of the Chinese characters.

3. The third part of the paper is devoted to a detailed study of the origin of the Chinese characters.

4. The fourth part of the paper is devoted to a detailed study of the origin of the Chinese characters.

5. The fifth part of the paper is devoted to a detailed study of the origin of the Chinese characters.

6. The sixth part of the paper is devoted to a detailed study of the origin of the Chinese characters.

7. The seventh part of the paper is devoted to a detailed study of the origin of the Chinese characters.

8. The eighth part of the paper is devoted to a detailed study of the origin of the Chinese characters.

9. The ninth part of the paper is devoted to a detailed study of the origin of the Chinese characters.

10. The tenth part of the paper is devoted to a detailed study of the origin of the Chinese characters.

11. The eleventh part of the paper is devoted to a detailed study of the origin of the Chinese characters.

12. The twelfth part of the paper is devoted to a detailed study of the origin of the Chinese characters.

13. The thirteenth part of the paper is devoted to a detailed study of the origin of the Chinese characters.

14. The fourteenth part of the paper is devoted to a detailed study of the origin of the Chinese characters.

15. The fifteenth part of the paper is devoted to a detailed study of the origin of the Chinese characters.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection



HOUSING INSPECTION DIVISION

DATE: 05/12/89
PROPERTY ADDRESS:
3813-3817 ANZA ST
BLOCK: 1572 LOT: 020
SEQ: 01 CASE: DAO

YAN KAM Y
33 LISBON ST
SAN FRANCISCO CA

94112

OWNER'S NAME:
YAN KAM Y

INSPECTOR: RICHARD ZARLOW
DISTRICT: CT: 478

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 151395

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/03/89 in accordance with the DPW HEARING ORDER NO. 150917. The hearing was conducted by a representative of the Director. The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 05/30/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 05/03/89

Very Truly Yours,

Richard W. Evans
Director of Public Works

(415)558-6220

P20-D20-007P
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

(6)



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NOTICE OF AAB/FTB REHEARING

Raymond & Lorraine Choy
170 - 23rd Ave.
San Francisco, CA 94121

Appealing AAB/FTB Decision

Property Address 54-60 Salmon St.

Block 158 Lot 41

Appeal No. 6346

Inspector D. Condon

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on May 24, 1989 has been accepted. Rehearing is set for 1:30 p.m. on July 26, 1989 (Wednesday) at room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

(7)





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

TO: Abatement Appeals Board Member

DATE: June 19, 1989

FROM: Don Chan, Secretary of AAB

SUBJECT: Request for Rehearing

Enclosed is the application requesting for a rehearing of case # 6346.

Please indicate if the request is to be accepted by the Board during the meeting of June 28, 1989.

Thank-you.

Don Chan

Don Chan

Encls.

DC/ml

- ☒ Yes, the request should be accepted.
☐ No, the request should not be accepted.

[Signature]
Signature

[Date]
Date





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

TO: Abatement Appeals Board Member

DATE: June 19, 1989

FROM: Don Chan, Secretary of AAB

SUBJECT: Request for Rehearing

Enclosed is the application requesting for a rehearing of case # 6346.

Please indicate if the request is to be accepted by the Board during the meeting of June 28, 1989.

Thank-you.

Don Chan

Don Chan

Encls.

DC/ml

☒ Yes, the request should be accepted.

☐ No, the request should not be accepted.

[Signature]
Signature

27 June 89
Date



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

TO: Abatement Appeals Board Member

DATE: June 19, 1989

FROM: Don Chan, Secretary of AAB

SUBJECT: Request for Rehearing

Enclosed is the application requesting for a rehearing of case # 6346.

Please indicate if the request is to be accepted by the Board during the meeting of June 28, 1989.

Thank-you.

Don Chan

Don Chan

Encls.

DC/ml

☒ Yes, the request should be accepted.

☐ No, the request should not be accepted.

Omur Sahh

Signature

6-28-89

Date



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

TO: Abatement Appeals Board Member

DATE: June 19, 1989

FROM: Don Chan, Secretary of AAB

SUBJECT: Request for Rehearing

Enclosed is the application requesting for a rehearing of case # 6346.

Please indicate if the request is to be accepted by the Board during the meeting of June 28, 1989.

Thank-you.

Don Chan
Don Chan

Encls.

DC/ml

☒ Yes, the request should be accepted.

☐ No, the request should not be accepted.

Ken Bohagen 6/28/89
Signature Date

(11)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FOR A REHEARING.

Raymond + Lorraine Choy

Appellant

Appeal Number 6346

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 5/24, 1989.

(2) The affected premises are located at 54-60 Salmon Street, San Francisco. They contain 6 dwelling units and 24 rooming units.

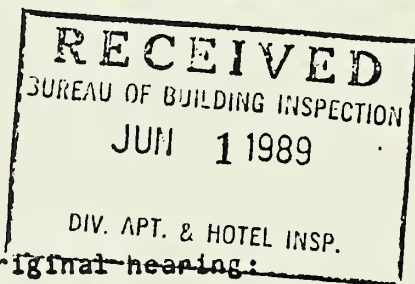
(3) The decision of the Abatement Appeals Board was rendered on 5/24/89.

(4) Briefly state the grounds upon which a rehearing is requested: ON May 24, 1989 At 1:15 PM I was at Room 282 City Hall S.F. The door was locked. No one was around. No Notice of the Hearing Posted. The only Notice Posted was that the Appeals Board has canceled the 5/24/89 Hearing and is Reschedule for 5/31/89. Called 554-67. Room 154A City Hall for further information.

(5) If new evidence is relied upon as a ground for rehearing:

(a) What is the nature and character of the new evidence? (Please attach.)

(b) List the names of the witnesses and/or a description of the documents to be produced:



(c) Explain why the evidence was not produced at the original hearing:

(Attach an additional sheet if necessary.)

(6) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(7) The official address of the undersigned is 170 23rd Ave
San Francisco Ca. 94121
Telephone number: 415-387-5148.

Dated: 6/1, 1989.

Raymond S. Choy
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6162.

Mr. Don Chan
Secretary
Abatement Appeals Board
450 McAllister Street, Room 301
San Francisco, Ca. 94102

Dear Sir:

Regarding my Appeal No. 6346, 54-60 Salmon Street that was scheduled on May 24, 1989 at 1:30 in room 282, City Hall, I was there at 1:15 p.m. and saw a notice stating the appeals hearing was canceled and will be reschedule to May 31, 1989. Room 154 A City Hall, phone 554-6720 for more information. I was also looking for the agenda to see if I was listed for the hearing and there was no listing posted. Today I have found out that there was a hearing and that I have forfeited my rights for not appearing. Could you please let me know if there is anything for me to do.

Very truly yours,

Raymond G. Chey
Raymond G. Chey



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

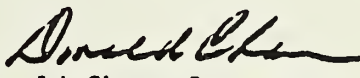
- ☒ ABSENT
☐ PRESENT

Appellant Raymond & Lorraine Choy
Address 170 - 23rd Ave.
San Francisco, CA 94121

PROPERTY ADDRESS 54-60 Salmon St.
BLOCK 158 LOT 41
HEARING DATE May 24, 1989
APPEAL NUMBER 6346
INSPECTOR D. Condon

ABATEMENT APPEALS BOARD DECISION:

Appellant not being represented, the appeal is automatically denied.
The Director's Order of Abatement is upheld.


Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(c) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: 5-26-89



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Raymond & Lorraine J. Choy
170 - 23rd Avenue
San Francisco, CA 94121

Date: May 3, 1989

Nature of Appeal:

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 54-60 Salmon Street

BLOCK 158 LOT 41

APPEAL NO. 6346 S-NC-DEQ DIO

INSPECTOR Don Condon

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 4, 1989, will be heard by the Board at 1:30 p.m. on May 24, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellants on May 3, 1989. *AR*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

6/80

(15)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Raymond Chey

Appellant

Appeal Number 150,948 6346

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on March 8, 1989.

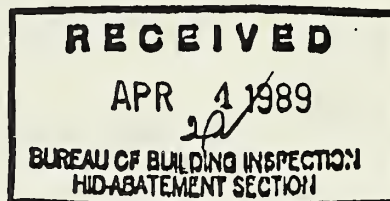
(2) The affected premises are located at 54-60 Salmon Street, San Francisco. They contain Six dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.) Enclosed are pictures, & plans for the retaining wall. From the pictures & plans please note that there is a second retaining wall that is sound and intact. There is no immediate danger of building falling down. I am having problems getting contractors to guarantee to finish the construction of the new retaining wall within 60 days. Sixty days less Saturdays, Sundays & Holidays leaves only 41 working days. If it rains they cannot work. The concrete wall to be poured in three stages (3 sections). It takes 21 days for the concrete to be cured and set before you can pour the next section. Total 63 days. To demolish & remove the damage retaining wall 3-5 days. Excavate and shore up each 4 foot sections 3-4 days each. 10 sections, total 39 days. Built new retaining wall (to form & steel rods) 3-4 days each section, total 11 days. You can see it will take more than the 60 day. Your formal engineer's report states that the adjacent property's brick wall shows signs of coming apart. (see pictures). Be ideal to work on both walls at once. (B)

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Please note that the properties below me has no retaining wall at all. It has a wooden fence to hold back the dirt. (C) It is 10' wide and 8' high. All the soil have been eroded throughout the years leaving a big pit. It had weaken my retaining wall at that section because of no soil support. That is the spot where my retaining wall broke. To assured that this do not happen again they also must have a retaining wall.

We must give the contractors sufficient time to complete said work, so that they do not have to rush to finish said work. There is liabilities involved whereby the contractor must spend extra time to shore up properties to prevent any land slides.



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The official address of the undersigned is 203 Clement Street, San Francisco, Ca. 94111

Telephone number: 7517521

Dated: April 4, 1989

Raymond S. Chey
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(16)



ADDRESS: 54-60 SALMON STREET

BLOCK: 0158 LOT: 041
SEQ. 01 CASE: D10INSPECTOR:
DON CONDONCHOY, RAYMOND & LORRAINE J.
170 - 23rd AVENUE
SAN FRANCISCO, CA 94121OWNER'S NAME:
CHOY, RAYMOND & LORRAINEORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 150,948

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 03/08/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 150,804 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 10 DAYS TO PICKUP BUILDING PERMIT AFTER NOTIFICATION.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 4, 1989

FILE (2)
OWNER
BBI (3) (1 signed)RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

(415) 554-6920 APPROVED: MARCH 8, 1989

Room 260, City Hall

San Francisco 94102



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Pine Grant Investment Co.
c/o Lingsborough Ltd.
567 Pine Street, #308
San Francisco, CA 94108

Date: July 12, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 450 Grant Avenue

BLOCK 270 LOT 016

APPEAL NO. 3104 S-NC-DEQ DC

INSPECTOR Sarkany

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 10, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan
Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on 7-12-89. *PC*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(18)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Pine Grant Investment Co., Ltd.
Appellant

Appeal Number 3104

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 450 Grant Ave.,
San Francisco. They contain 5 dwelling units and _____
rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
Need to put in kitchens in units.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

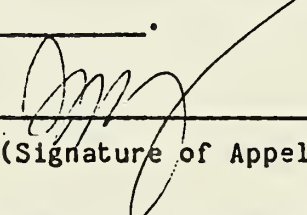
Need additional 60 days for compliance renovations and compliance inspections by City housing and building inspectors.

(Attach an additional sheet if necessary.)

(5) The undersigned is the ~~owner~~ XXXXX agent/~~XXXXX~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The official address of the undersigned is 567 Pine Street, #302
San Francisco, Ca. 94108
Telephone number: 788-2350.

Dated: May 8, 1989.



(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

John & Obrien K. Bogardus

3349 - 22nd Street

San Francisco, CA 94110

Date: July 12, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 3345-49 22nd Street

BLOCK 3633

LOT 028A

APPEAL NO. 3105

S-NC-DEQ DA

INSPECTOR Dare

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 10, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellants on 7-12-89. *DR*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

335
APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

John Bogardus

Appellant

Appeal Number 3105

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____.~~

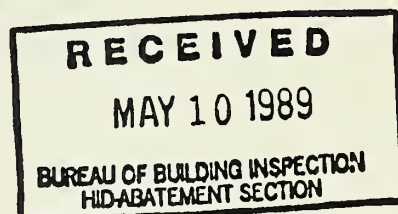
(2) The affected premises are located at 3345-49 22nd St, San Francisco. They contain 3 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We had to rebuild rear stairs within a time limit. During construction additional repair work on the room adjacent to the stairs had to be completed. My contractor said a permit was not offered to him & had to go through planning.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Since your office is reviewing repair work (& thus we are not able to complete project in the specified time) we request a reasonable time frame to complete work.



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove 3345-49 22nd St.

(6) The official address of the undersigned is 3349 22nd St.

Telephone number: 646-5480 wk 285-2108 home

Dated: 5/10, 1989.

John Bogardus

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(21)



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Raymond Owyang

3065 Kansas Street

Oakland, CA 94602

Date: July 12, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice:

☐

Superintendent's Complaint
Waived Hearing

☐

Other

PROPERTY ADDRESS 301 Columbus Avenue AKA
606 Broadway
BLOCK 146 LOT 002
APPEAL NO. 3106 S-NC-DEQ DA
INSPECTOR Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 12, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on 7-12-89. *fn*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

320
APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Raymond Ouyang
Appellant

Appeal Number 3106

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 301 Columbus ave / AKA 606 Bldg
San Francisco. They contain _____ dwelling units and 45 G.R.
rooming units.

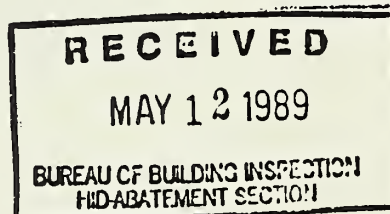
(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

appealing Supt's referral to F.T.B.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

to F.T.B.

*Request referral the set aside will going to;
application for repairs permit to be fine
5/12/89.*



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The official address of the undersigned is 664 Clay ST S.F. CA. 94111

Telephone number: 392-3098

Dated: 5/12, 19 89.

Raymond Ouyang
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Edward K. S. & Betty S. Wong

534 Ortega Street

San Francisco, CA 94122

Date: July 12, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 1223-25 44th Avenue

BLOCK 1706

LOT 003

APPEAL NO. 3107

S-NC-DEQ DI

INSPECTOR Boyd

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 18, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellants on 7-12-89. *2/2*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

EDWARD K.S. + BETTY S.C. WONG
Appellant

Appeal Number 3107

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

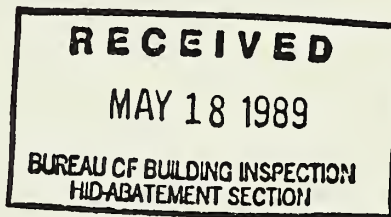
(2) The affected premises are located at 1223 - 1225, 44TH AVE, San Francisco. They contain 5 dwelling units and N/A rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I AM APPEALING THE NOTIFICATION TO THE
FRANCHISE TAX BOARD FOR THE NON-COMPLIANCE
FOR SUBSTANDARD RENTAL HOUSING

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

A PERMIT APPLICATION (#8814787)
WAS FILED ON ~~10/1/88~~ 9/29/88 AND
IS IN CITY PLANING AT PRESENT
FOR APPROVAL.



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove EDWARD K.S. WONG.

(6) The official address of the undersigned is 534 ORTEGA ST
SAN FRANCISCO, CA 94122
Telephone number: 759-7394 (H) 776-0484 (W)

Dated: 5-18-, 1989

Edward K.S. Wong
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Zev B. & Nava Simon

10 Monterey Blvd.

San Francisco, CA 94131

Date: July 12, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

1405 Van Ness Avenue AKA
PROPERTY ADDRESS 1500 Bush Street
BLOCK 666 LOT 005
APPEAL NO. 3108 S-NC-DEQ DC-1
INSPECTOR Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 19, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

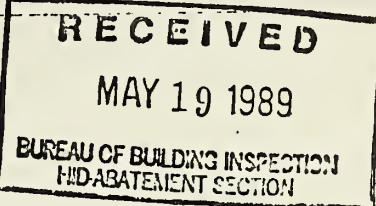
Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellants on 7-12-89. *ja*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO



Taldan Investment Company
Zev and Nava Ben-Simon

Appellant

Appeal Number DC-1 3108

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____.~~

(2) The affected premises are located at 1405 Van Ness Avenue San Francisco. They contain 41 dwelling units and rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

It is hereby requested that the attached Notice of Non-Compliance (Substandard rental housing) not be sent to the Franchise Tax Board, as the Owner is making every effort to complete the work necessary to improve the building. CONSTRUCTION HAS BEGUN, AND IS CURRENTLY IN PROGRESS.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

AN EXTENSION OF TIME IS REQUESTED, DUE TO DELAYS BEYOND THE OWNER'S CONTROL. THE FOLLOWING REASONS ARE OFFERED:

- a) Work has been delayed due to three (3) stop work orders by the city, as a result of appeals to the Board of Permit Appeals. (Appeals #88-299, #88-300, and #89-043). The decisions of those Appeals are attached.
- b) Certain work must be postponed (major plumbing and major electric) until the tenants have vacated the building, due to Owner's risk of liability (see attached letter from Insurance Broker, Curtis Day, dated 11/10/88) and due to required long term shut-downs of water and power (shut-downs of 3 to 4 months are anticipated, as indicated on attached Permits)

(c and d continued on reverse side)

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Agent

(6) The official address of the undersigned is Taldan Investment Company 10 Monterey Blvd (After June 5: 2740 Hyde St. San Francisco 94109) San Francisco 94131
Telephone number: 334-7600 (After June 5: 922-7800)

Dated: May 12, 1989

TALDAN INVESTMENT COMPANY

BY: Nancy Myers

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(4) Continued from reverse side

- c) Negotiations are in progress between the Owner and the Tenants of the building in order to provide the Tenants with compensation for the inconvenience of their temporary relocation and to protect the rights of all parties concerned.
- d) The Owner is awaiting a decision by the Rent Board (Case#J001-04B) as to the time allowed to perform the necessary work while the tenants are relocated. (A time frame of 6 months has been petitioned by the Owner.) This decision is anticipated to be reached by the Rent Board no later than May 31, 1989, (although the Owner has requested a speedy decision, as evidenced by the attached May 4, 1989 letter to Rent Board Hearing Officer, Sandra Gartzman).

Enclosures as follows:

- EXHIBIT A: Notice of Non-Compliance, dated May 12, 1989
- EXHIBIT B: Plumbing Permit #P-252203 (Appeal #88-299)
- EXHIBIT C: Electric Permit #E-051661 (Appeal #88-300)
- EXHIBIT D: Decision of Appeal #88-299
- EXHIBIT E: Decision of Appeal #88-300
- EXHIBIT F: Building Permit #608512 (Appeal #89-043)
- EXHIBIT G: Decision of Appeal #89-043
- EXHIBIT H: Letter from Insurance Broker, Curtis Day, dated Nov 10, 1988
- EXHIBIT I: Letter to Rent Board Hearing Officer, dated May 4, 1989

• APPEAL FILING •

File appeal with

Apartment Appeals Board (AAB)

Room 301, 450 McALLISTER STREET

San Francisco, Ca. 94102

To: 558-6168

NOTICE OF NONCOMPLIANCE

(Substandard Rental Housing)

1405 Van Ness Ave.

AKA 1500 Bush St.

DC1

EXHIBIT A

1. DATE OF NONCOMPLIANCE

May 12, 1989

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you timely comply, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

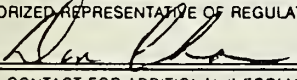
The notice is given to you pursuant to Sections 17274 and 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

(a) Name(s)	Zev B. & Nava Simon 10 Monterey Blvd. San Francisco, CA 94131
(b) Address	

RECEIVED
MAY 1 - 1989

3. SUBSTANDARD RENTAL HOUSING PROPERTY

A. STREET ADDRESS 1405 Van Ness Ave./AKA 1500 Bush St.	
B. MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS) 10 Monterey Blvd.	
C. DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT, HOUSE, ETC.) 40 units	
4. REGULATORY AGENCY NAME San Francisco Bureau of Building Inspection	
5. REGULATORY AGENCY ADDRESS 450 McAllister St. Rm. 301, San Francisco, CA 94102	
6. SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY  Don Chan, Asst. Supt., P.C.	7. DATE OF SIGNATURE 4/19/89
8. NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION Inspector Langer	TELEPHONE 558-6220
Pls. call between 8-9 a.m. or 4-5 p.m.	

PERMIT NO. P52203

APPLICATION/PERMIT TO INSTALL PLUMBING, GAS, WATER

ADDRESS 1705

USE NEW ☐ ALT ☐ # STORIES 1

NO. OF BLDG. 1 PHONE

SS

CITY SF STATE CA ZIP CODE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION
PLUMBING DIVISION
558-6054

PERMIT NO. P
252203

VALID STATE CONTRACTOR'S
LICENSE # 471264
CLASS EXP. DATE 5-89

SIGNATURE [Signature]
DATE 11

REQUESTED INSP DATE 5-89
TEL. NO. 558-1755

AMENDMENT TO:

DETACH AND POST ON JOB SITE

for need shut off for 3-4 months

NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5'

FIXTURES 'A' PLUMBING	NO. AT FILING	SHORTS
ASINS	100	
BS	1	
IS	1	
AYS		
(ALL KINDS)		
(ALL KINDS)		
ISH WASHER		
E DISPOSAL		
LOTHES WASHER		
XTURES		
3 FOUNTAIN		
JMP INJECTOR		
INTERCEPTOR		
HARGE FEE		
PLUMBING FIX	2/5	5
EE	12	5
PLUMBING FEE	5	
UGH-IN ONLY	5	

RATE	'B' GAS	NO. AT FILING	FEE	SHORTS	SHORT FEE
	GAS PERMIT FEE				
	1ST GAS OUTLET EA. LINE				
	ADD'L GAS OUTLETS				
	WATER HEATER				
	WARM AIR FURNACE				
	MISC. GAS APPLIANCE				
	GAS RANGE				
	EXTRA CHARGE FEE				
	RE-INSPECTION				
	TOTAL GAS FEE				\$
\$					
	'C' WATER				
	WATER LINES 1/4 OUTLETS EACH SERVICE		12.00		
	ADD'L WATER OUTLETS		36.00		
	SPRINKLERS FIRE				
	IRRIGATION				
	SOLAR PANELS				
	EXTRA CHARGE FEE				
	RE-INSPECTION				
	TOTAL WATER FEE		\$48.00		\$
\$					
	'D' SEWER				
	SEWER REPAIR OR REPLACEMENT		\$		\$
	STREET SIDE SEWER INSPECTION		\$		\$

TOTAL FEES		
TYPE	NO.	AMOUNT
PERMIT		
RE-INSPECTION		
PLUMBING 'A'		22.5
GAS 'B'		
WATER 'C'		48.00
SEWER 'D'		
PENALTY		
TOTAL		250.5
PD AT FIL		
EXTRA CMGS		
EX CMG FEE		
BAL. DUE		
OVERPAID		
AMOUNT RECEIVED AT FILING		\$

ROUGH INSPECTION

DATE:
SIGN:

FINAL INSPECTION

DATE:
SIGN:

VALID FOR ISSUANCE:

APPROVED: DATE

CHIEF PLUMBING INSPECTOR

VALID FOR ISSUANCE:

APPROVED: DATE

CHIEF PLUMBING INSPECTOR

MAKE CHECK PAYABLE TO:
DEPARTMENT OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
10 Mc ALLISTER STREET
ROOM 104
SAN FRANCISCO, CA 94102-4564

NOTE: SEE BACK OF GREEN COPY FOR CERTIFICATION OF COMPLIANCE WITH CALIF. STATE LABOR CODE SECTION 3800

CONTRACTOR'S COPY

NOT VALID UNLESS DATED AND SIGNED BY CHIEF PLUMBING INSPECTOR

(30)

BOARD OF PERMIT APPEALS
CITY AND COUNTY OF SAN FRANCISCO

EXHIBIT D

RECEIVED
JAN 01 1989

ROBERT HUCKABY, etal,
Appellant

APPEAL NO. 88-299

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS,
Respondent

NOTICE OF DECISION AND ORDER

Robert Huckaby, etal,
To: 126 Hyde Street, San Francisco, CA 94102,
San Francisco Department of Public Works:

appellant, and the

NOTICE IS HEREBY GIVEN that the appeal of Robert Huckaby, etal,

the appellant above named, from the order of the San Francisco Department of Public Works issuing on November 7, 1988, to Gilco Construction Co., an Electrical Permit for work at 1405 Van Ness Avenue (APPLICATION/PERMIT NO. E051661). This matter

came on regularly for hearing before the Board of Permit Appeals of the City and County of San Francisco on December 14, 1988,

and the said order was concurred in by the said Board of Permit Appeals on December 14, 1988.

PURSUANT TO Section 3.651 of the Charter of the City and County of San Francisco, Part III, Article 1, Section 14 of the Municipal Code of the said City and County, and the action above stated, the Board of Permit Appeals hereby orders that the said permit be granted, and the San Francisco Department of Public Works

is (are) hereby ordered and directed to grant said permit subject to the following conditions:

CONDITIONS: (1) The permit holder shall assist the tenants to relocate. (2) The permit holder shall pay tenants \$1,500 for relocation expenses. (3) Relocation to be to apartments whose rent is no more that 135% of their present rent. (4) When the permit holder has received his Certificate of Occupancy from the Bureau of Building Inspection he must within 5 days notify the displaced tenants of the availability of their units. (5) Rents for the returning tenants shall not exceed 135% of the rents they are now paying regardless of the cost of the renovation. (6) Work is to be completed within 180 days.

Date: December 14, 1988
BOARD OF PERMIT APPEALS
CITY AND COUNTY OF SAN FRANCISCO

Notice of order and
decision released to
the departments
December 29, 1988.

/S/ Esther Y. Marks
Esther Y. Marks, President

(32)

/S/ Robert H. Feldman
Robert H. Feldman, Executive Director

BOARD OF PERMIT APPEALS
CITY AND COUNTY OF SAN FRANCISCO

EXHIBIT E

ROBERT HUCKABY, etal

Appellant

APPEAL NO. 88-300

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS,

Respondent

NOTICE OF DECISION AND ORDER

Robert Huckaby,
To: 126 Hyde Street, San Francisco, CA 94102,
San Francisco Department of Public Works:

appellant, and the

NOTICE IS HEREBY GIVEN that the appeal of Robert Huckaby,

the appellant above named, from the order of the San Francisco Department of Public Works issuing on November 8, 1988, to Chen's Plumbing Contractor, a plumbing permit for work at 1405 Van Ness Avenue (PERMIT NO. P252203). This matter

came on regularly for hearing before the Board of Permit Appeals of the City and County of San Francisco on December 14, 1988,

and the said order was concurred in by the said Board of Permit Appeals on December 14, 1988.

PURSUANT TO Section 3.651 of the Charter of the City and County of San Francisco, Part III, Article 1, Section 14 of the Municipal Code of the said City and County, and the action above stated, the Board of Permit Appeals hereby orders that the said permit be granted, and the San Francisco Department of Public Works

is (are) hereby ordered and directed to grant said permit subject to the following conditions:

CONDITIONS: (1) The permit holder shall assist the tenants to relocate. (2) The permit holder shall pay tenants \$1,500 for relocation expenses. (3) Relocation to be to apartments whose rent is no more than 135% of their present rent. (4) When the permit holder has received his Certificate of Occupancy from the Bureau of Building Inspection he must within 5 days notify the displaced tenants of the availability of their units. (5) Rents for the returning tenants shall not exceed 135% of the rents they are now paying regardless of the cost of the relocation. (6) Work to be completed within 180 days.

Date: December 14, 1988
BOARD OF PERMIT APPEALS
CITY AND COUNTY OF SAN FRANCISCO

Notice of
decision and
order released to
the departments
December 29, 1988.

/S/ Esther Y. Marks
Esther Y. Marks, President

(33)

/S/ Robert H. Feldman
Robert H. Feldman, Executive Director

APPROVED
Dept. of Public Works
FEB 22 1989

EXHIBIT F

TO BID INSPECTOR

ALLEN THOMPSON

BLDG FORM (3)/8
08818080
APPLICATION NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE
NUMBER OF PLAN SETS 9-15-89

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 11/29/88	FILING FEE RECEIPT NO. 196268	(1) STREET ADDRESS OF JOB 1405 Van Ness Avenue	BLOCK & LOT 66615
PERMIT NO. 608512	ISSUED FEB 22 1989	(2A) ESTIMATED COST OF JOB \$650,000.00	(2B) REVISED COST. BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(1A) TYPE OF CONSTR. III-1 hr.	(5A) NO. OF STORIES OF OCCUPANCY 6	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE: Residential/Commercial	(8A) OCCUP. CLASS B-2/R-1	(9A) NO. OF DWELLING UNITS 51
-----------------------------------	---------------------------------------	--	---	------------------------------	----------------------------------

(1) TYPE OF CONSTR. III-1 hr.	(5) NO. OF STORIES OF OCCUPANCY 6	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) Residential/Commercial	(8) OCCUP. CLASS B-2/R-1	(9) NO. OF DWELLING UNITS 51
----------------------------------	--------------------------------------	---------------------------------------	--	-----------------------------	---------------------------------

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	(12) ELECTRICAL WORK TO BE PERFORMED? YES	(13) PLUMBING WORK TO BE PERFORMED? YES
---	---	--	--

(4) GENERAL CONTRACTOR Gilco Construction	ADDRESS 10 Monterey Blvd., S.F.	PHONE 334-3883	CALIF. LIC. NO. 304426B	EXPIRATION DATE
--	------------------------------------	-------------------	----------------------------	-----------------

(5) OWNER - LESSEE (CROSS OUT ONE) Taldan Investment Company,	ADDRESS 10 Monterey Blvd., S.F.	ZIP	PHONE (FOR CONTACT BY BUREAU)
--	------------------------------------	-----	-------------------------------

5) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
See Attachment "Exhibit A" - Permit requested to clarify additional scope of work permitted under permit 8811436 (continued)

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
---	--	--	---

WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO
---	---	---	---

ARCHITECT OR ENGINEER DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> Rony Rolnizky, 10 Monterey Blvd., S.F., CA	ADDRESS #14023
---	-------------------

CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO CONSTRUCTION LENDER, ENTER "UNKNOWN"). None	ADDRESS
--	---------

IMPORTANT NOTICES
Change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
Portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Building Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and footings required must be submitted to this bureau for approval.
A STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
REMOVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24).
IF NOT A BUILDING PERMIT, NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
All insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

APPROPRIATE BOX	OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/>
	LESSEE <input checked="" type="checkbox"/> AGENT WITH POWER OF ATTORNEY
	CONTRACTOR <input type="checkbox"/> ATTORNEY IN FACT

APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:
() I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
() II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
() III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
() IV. The cost of the work to be performed is \$100 or less.
() V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
() VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature
Rony Rolnizky 11/29/88

(34)

EXHIBIT A

1405 VAN NESS AVENUE ALTERATION APPLICATION

1. Scrape, peel, clean & prime-paint all interior walls, ceilings, windows, trim, etc. All rooms, hallways, corridors & lobbies.
2. Repair all hardwood floors warped by water damage.
3. Repair/replace all doors, hardware & trim throughout building.
4. Reglaze all bathroom fixtures in each of the 24 bathrooms.
5. Reglaze/repair all tile, ceramic, etc. in each of the 24 bathrooms.
6. Install new kitchen appliances in each of 19 kitchens, including: stove, dishwasher, hood, refrigerator, disposal.
7. Furnish and install new kitchen cabinets & countertops.
8. Furnish & install new laundry equipment in each of 2 laundry rooms (washer & dryers).
9. Carpet throughout in all rooms, corridors, courtyards.
10. Retile/vinyl all kitchens, bathrooms, laundry rooms.
11. Repaint entire interior.
12. Replace all bathroom accessories in each of 24 bathrooms.
13. Reroof structure. (under separate permit)
14. Replace skylights.
15. Plumbing costs to repair/replace boiler system, bathrooms, kitchens, etc. (under separate permit)

CONT.



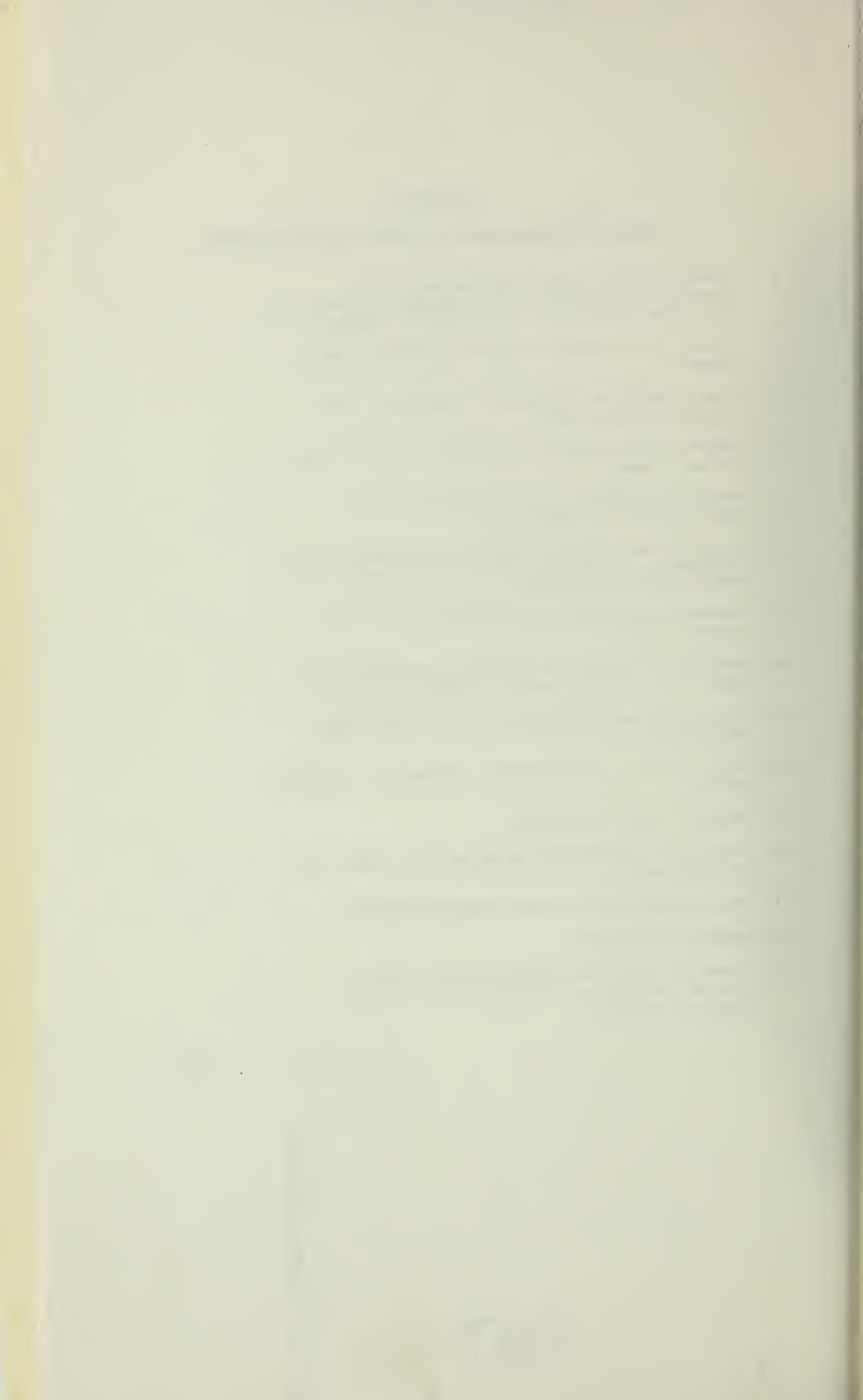


Exhibit A

1405 Van Ness Avenue Alteration Application

16. Electrical costs to upgrade elevators, rewire fire alarm system, new kitchens, bathrooms, bathroom fixtures, laundry, etc. (under separate permit)
17. Renovate/repair existing elevator to bring up to safety/code requirements. (under separate permit)
18. Repair, repaint entire exterior of structure.

BOARD OF PERMIT APPEALS
CITY AND COUNTY OF SAN FRANCISCO
AMENDED NOTICE OF ORDER AND DECISION

EXHIBIT G

IVERNESS HOTEL TENANTS ASSOCIATION,)
Appellant)

vs.)

APPEAL NO. 89-043

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS,)
Respondent)
CITY PLANNING APPROVAL)

NOTICE OF DECISION AND ORDER

Randall M. Shaw, Esq., C/O Tenderloin Housing Clinic,
To: 126 Hyde Street, San Francisco, CA 94102, appellant, and the
San Francisco Department of Public Works:

NOTICE IS HEREBY GIVEN that the appeal of Iverness Hotel Tenants Association,

the appellant above named, from the order of the San Francisco Department of Public Works issuing on February 22, 1989, to Talden Investment Company, permit to alter a building at 1405 Van Ness Avenue (APPLICATION NO. 8818880). This matter

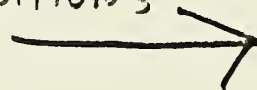
came on regularly for hearing before the Board of Permit Appeals of the City and County of San Francisco on April 5, 1989,

and the said order was concurred in by the said Board of Permit Appeals on April 5, 1989.

PURSUANT TO Section 3.651 of the Charter of the City and County of San Francisco, Part III, Article 1, Section 14 of the Municipal Code of the said City and County, and the action above stated, the Board of Permit Appeals hereby orders that the said permit be granted, and the San Francisco Department of Public Works

is (are) hereby ordered and directed to grant said permit subject to the conditions attached to this Notice of Decision and Order.

CONDITIONS



Date: April 5, 1989
BOARD OF PERMIT APPEALS
CITY AND COUNTY OF SAN FRANCISCO

Notice of Decision and
Order released to the
Departments
April 18, 1989.

/S/ Esther Y. Marks
Esther Y. Marks, President

Amended Notice of
Decision and Order
released to the
Departments on
April 26, 1989.

(37)

/S/ Robert H. Feldman
Robert H. Feldman, Executive Director

BOARD OF PERMIT APPEALS

APPEAL NO. 89-043

CONDITIONS

The Board of Permit Appeals upheld the department and granted the permit (Application No. 8818880) subject to the following conditions:

1. The permit holder/landlord shall give tenants 24-hour written notice before turning off water, electricity, or utilities during the renovation.
2. The permit holder/landlord shall provide adequate security for the building during the renovation period.
3. The tenants shall have the option of either accepting fifteen hundred dollars (\$1,500.00) from the permit holder/landlord and relocating themselves out of the building; ~~or, remaining in the building during the renovation,~~ or, relocating to another building during the renovation period until moved back in to the subject building with the permit holder/landlord paying for moving expenses, any expenses for the installation of utilities and telephone at the new apartment and when moved back into the subject building and the difference between their current rents and the new apartment rents during the period of relocation. When the renovation is complete the tenants may return to the subject building.



CURTIS DAY & CO.

Insurance Brokers • Surety Bonds • Employee Benefits

50 FREMONT STREET
SAN FRANCISCO, CA 94105
(415) 433-0480
TELEX 172-949
FAX (415) 433-0785

SOUTH BAY BRANCH OFFICE:
P.O. BOX 665
LOS GATOS, CA 95031

November 10, 1988

EXHIBIT H

Audry Bailey
TALDAN INVESTMENT COMPANY
10 Monterey Blvd.
San Francisco, California 94131

Re: 1405 Van Ness Blvd.
San Francisco, California

As per our conversation today, it is my understanding that the City of San Francisco has reviewed your plans to undertake renovation at 1405 Van Ness. In my opinion, the request to allow tenants to remain in the building during reconstruction would seriously impact our ability to insure your operations. As you are aware, it is very difficult to adequately protect individuals on a job site when they are not involved in the renovation. As we could not guarantee the safety of the tenants, the insurance carrier currently providing coverage would be greatly concerned about the severe increase in exposure to Taldan Investment Company. As a result, I believe that we would not be able to maintain your existing insurance coverage should such a requirement be imposed upon your renovation of this location. We would be forced to look into a surcharged Liability market for this operation. To be frank, I am not sure that we could find coverage with the surcharged market. As a result, I believe that you would face a major construction project that has a significant public exposure without benefit of insurance.

Audry, please let me know your thoughts on this.

Sincerely,


Allen Brooks
Senior Account Executive

B/vs

RECEIVED
NOV 14 1988

(39)

EXHIBIT I

May 4, 1989

Ms. Sandra Gartzman
Hearing Officer
Residential Rent Stabilization &
Arbitration Board
170 Fell Street, Room 16
San Francisco, CA 94102

RE: Case #J001-04B
1405 Van Ness Avenue
Petition for Extension of Time

Dear Ms. Gartzman:

It is my understanding that your decision resulting from the April 27th Hearing of the above matter may take as long as thirty (30) days.

The tenants and their attorneys presented no contrary evidence at the Hearing nor did they offer any opposition to the Petition for Extension of Time. Therefore, it is hereby requested that a decision be made as soon as possible.

Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

TALDAN INVESTMENT COMPANY

BY:

Nancy Myers
Nancy Myers

(40)



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Zev B. & Nava Simon

10 Monterey Blvd.

San Francisco, CA 94131

Date: July 12, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

1405 Van Ness Avenue AKA

PROPERTY ADDRESS 1500 Bush Street

BLOCK 666

LOT 005

APPEAL NO. 3109

S-NC-DEQ DC

INSPECTOR Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 19, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellants on 7-12-89. *g*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(41)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

RECEIVED

MAY 10 1989

BUREAU OF BUILDING INSPECTION
ABATEMENT SECTION

Taldan Investment Company
Zev and Nava Ben-Simon

Appellant

Appeal Number

DC

3109

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____~~

(2) The affected premises are located at 1405 Van Ness Avenue,
San Francisco. They contain 41 dwelling units and _____
rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

It is hereby requested that the attached Notice of Non-Compliance (Substandard rental housing) not be sent to the Franchise Tax Board, as the Owner is making every effort to complete the work necessary to improve the building. CONSTRUCTION HAS BEGUN, AND IS CURRENTLY IN PROGRESS.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

AN EXTENSION OF TIME IS REQUESTED, DUE TO DELAYS BEYOND THE OWNER'S CONTROL. THE FOLLOWING REASONS ARE OFFERED:

- a) Work has been delayed due to three (3) stop work orders by the city, as a result of appeals to the Board of Permit Appeals. (Appeals #88-299, #88-300, and #89-043). The decisions of those Appeals are attached.
- b) Certain work must be postponed (major plumbing and major electric) until the tenants have vacated the building, due to Owner's risk of liability (see attached letter from Insurance Broker, Curtis Day, dated 11/10/88) and due to required long term shut-downs of water and power (shut-downs of 3 to 4 months are anticipated, as indicated on attached Permits)

(c and d continued on reverse side)

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Agent

(6) The official address of the undersigned is Taldan Investment Company 10 Monterey Blvd
(After June 5: 2740 Hyde St. San Francisco 94109) San Francisco 94109
Telephone number: 334-7600 (After June 5: 922-7800)

Dated: May 12, _____, 1989

TALDAN INVESTMENT COMPANY
BY: Nancy Myers

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(42)

(4) Continued from reverse side

- c) Negotiations are in progress between the Owner and the Tenants of the building in order to provide the Tenants with compensation for the inconvenience of their temporary relocation and to protect the rights of all parties concerned.
- d) The Owner is awaiting a decision by the Rent Board (Case#J001-04B) as to the time allowed to perform the necessary work while the tenants are relocated. (A time frame of 6 months has been petitioned by the Owner.) This decision is anticipated to be reached by the Rent Board no later than May 31, 1989, (although the Owner has requested a speedy decision, as evidenced by the attached May 4, 1989 letter to Rent Board Hearing Officer, Sandra Gartzman).

Enclosures as follows:

- EXHIBIT A: Notice of Non-Compliance, dated May 12, 1989
- EXHIBIT B: Plumbing Permit #P-252203 (Appeal #88-299)
- EXHIBIT C: Electric Permit #E-051661 (Appeal #88-300)
- EXHIBIT D: Decision of Appeal #88-299
- EXHIBIT E: Decision of Appeal #88-300
- EXHIBIT F: Building Permit #608512 (Appeal #89-043)
- EXHIBIT G: Decision of Appeal #89-043
- EXHIBIT H: Letter from Insurance Broker, Curtis Day, dated Nov 10, 1988
- EXHIBIT I: Letter to Rent Board Hearing Officer, dated May 4, 1989

SEE Appeal 3108
for enclosures



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

David D. Cooke

1628 Vallejo St., #1

San Francisco, CA 94123

Date: July 12, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 1628 Vallejo Street

BLOCK 551 LOT 012

APPEAL NO. 3110 S-NC-DEQ AR

INSPECTOR Bertoncin

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 22, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

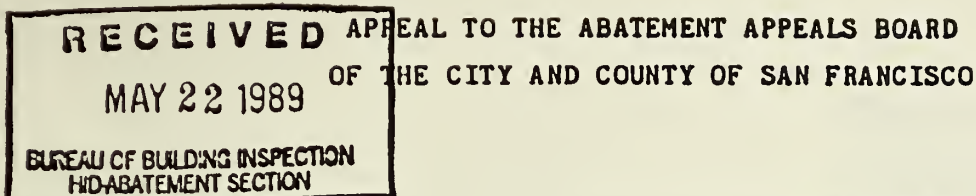
Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on 7-12-89. *JP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(44)



David D. Cooke
Appellant

Appeal Number 3110

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 1628 Vallejo Street, San Francisco. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

This is an appeal from a "Notice of Noncompliance (Substandard Rental Housing)," dated May 12, 1989. A copy of the Notice is attached.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I make this appeal on my own behalf, as owner and occupant of Unit No. 1, and not on behalf of the Condominium Owners' Association for 1628 Vallejo Street or of the owners of units Nos. 2, 3 or 4.

I seek a reversal by the Board of the finding of non-compliance insofar as it was made in connection with my Unit, No. 1. The grounds for reversal are (a) the property is not rental property, rather, my Unit No. 1 is owner-occupied and I have no tenants; and (b) there are no "sub-standard" conditions in my Unit No. 1. My understanding is that the Notice of Noncompliance was intended to address an alleged condition in another unit, involving window boxes, and not to any condition in my Unit No. 1. However, because the Notice was directed to me, I must appeal the findings that underlie it.

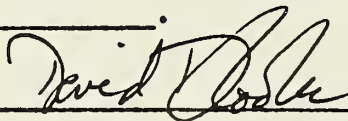
(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove 1628 Vallejo Street, #1, San Francisco 94123

(6) The official address of the undersigned is 1628 Vallejo Street, #1, San Francisco 94123

Telephone number: (415) 673-3432

Dated: May 22, 1989.



(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

Rebecca A. Burad
1628 Vallejo #4
San Francisco, CA 94123

March 6, 1989

Abatement Appeals Board
City and County of San Francisco
City Hall
San Francisco, CA 94102

Dear Sir:

Pursuant to Section 203.1 of the San Francisco Building Code, I am submitting the attached appeal regarding the results of DPW Hearing Order No. 150141.

The notice dated February 3, 1989 indicated that the appeal must be filed within ten (10) days of February 21, 1989; however, we did not receive the final inspection report from Achille Bertoncin until March 3, 1989. We were thus unable to submit the appeal on time.

Thank you for your consideration of this matter. I look forward to your response.

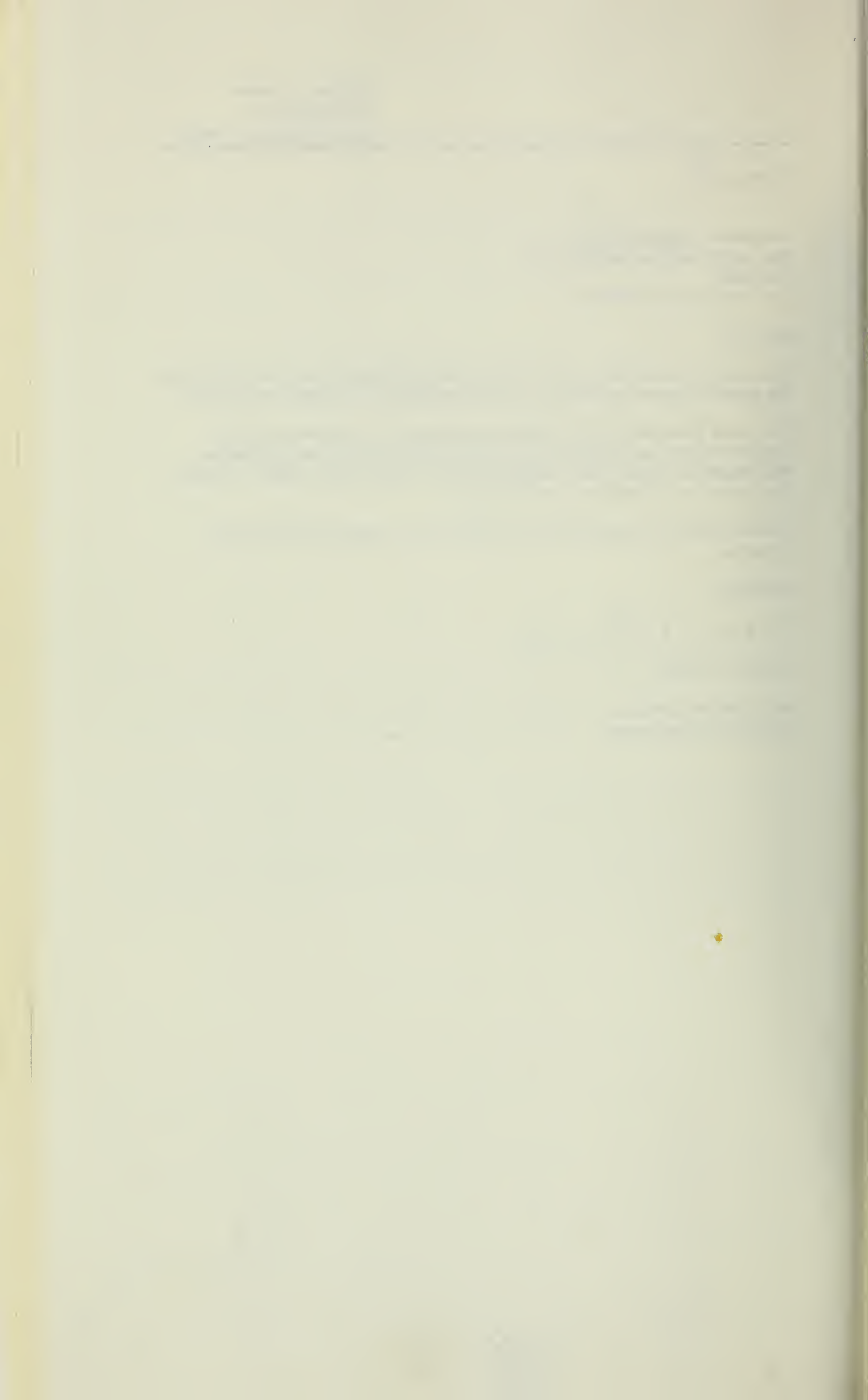
Sincerely,



Rebecca A. Burad

362-1018 (day phone)
775-3532 (home phone)

(46)



Attachment

Abatement Appeals Board
City and County of San Francisco
City Hall
San Francisco, CA 94102

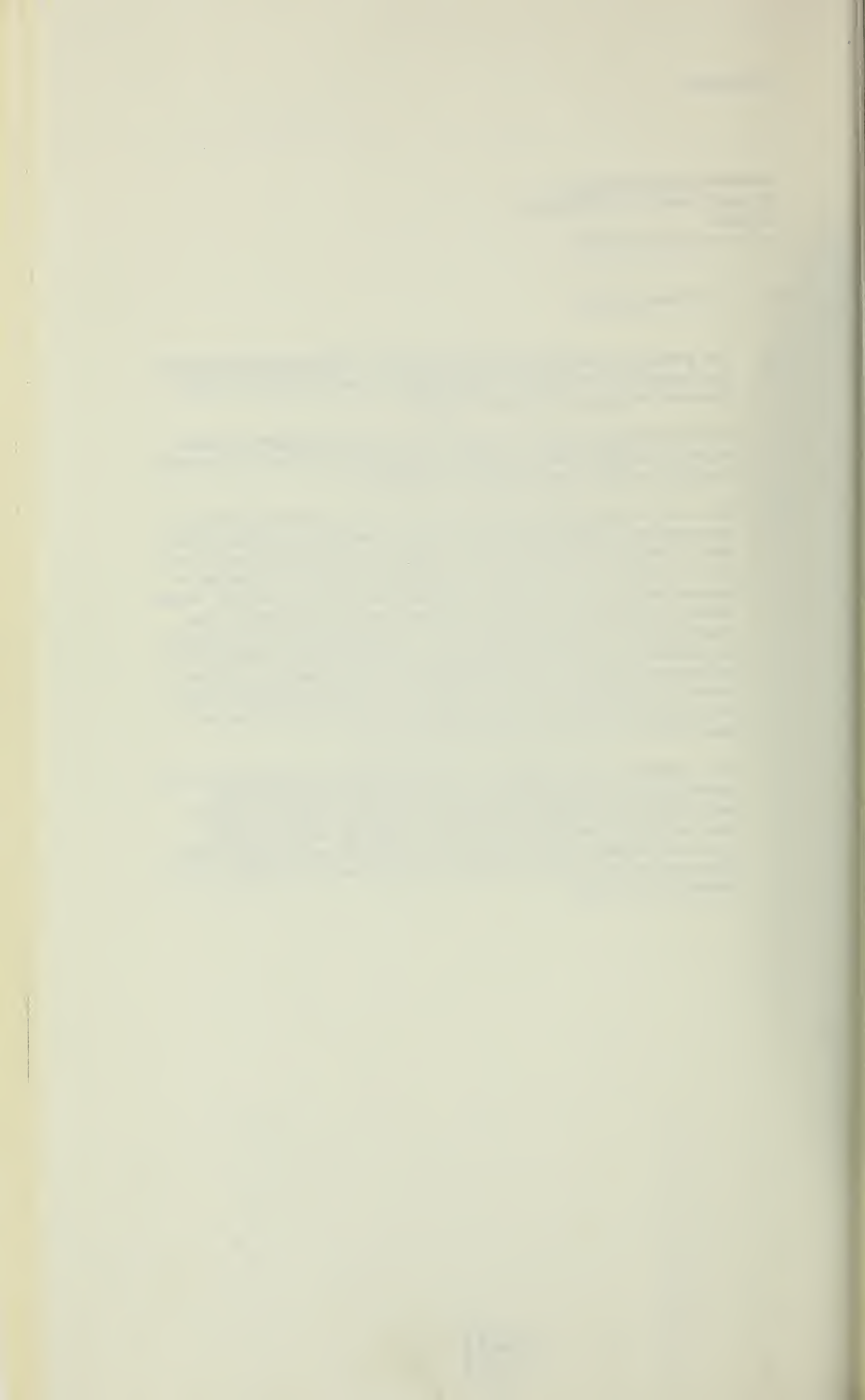
RE: 1628 Vallejo Street

- (3) The premises were inspected on February 17, 1989 by Achille Bertoncin and found to be in violation of Building Code Section 1206 (a) (b) (c) (see attached copy of inspector's report).

We, the owners of units 1 - 4, appeal for relief and request a variance from the building code to allow the premises to remain in their current condition, as they were originally constructed.

- (4) The variance requested involves four (4) oriel windows located in the inner courts of units 2, 3 and 4, with one (1) window in each of units 2 and 3 (windows A and B) and two windows in unit 4 (windows C and D). Windows A, B and C are located in the same physical position in the east inner court in each of the three units and are effectively on top of each other (see photos). The windows extend approximately one foot (1') into the inner court but are entirely glass on the top and sides, and therefore do not block light from entering the units. Window D is in the west inner court and is also glass on the top and sides. All the windows are located on the north side of the inner courts and receive the south sun into the units; therefore, no shadows are cast on the lower units as a result of this southern exposure.

The windows were installed when the building was constructed and all current owners purchased their units from the builder *after* the construction was complete, under the assumption that the building was constructed as required by the building code. The units were approved for sale as condominiums by the city of San Francisco after construction, and we had no reason to believe that the building was in violation of the code.

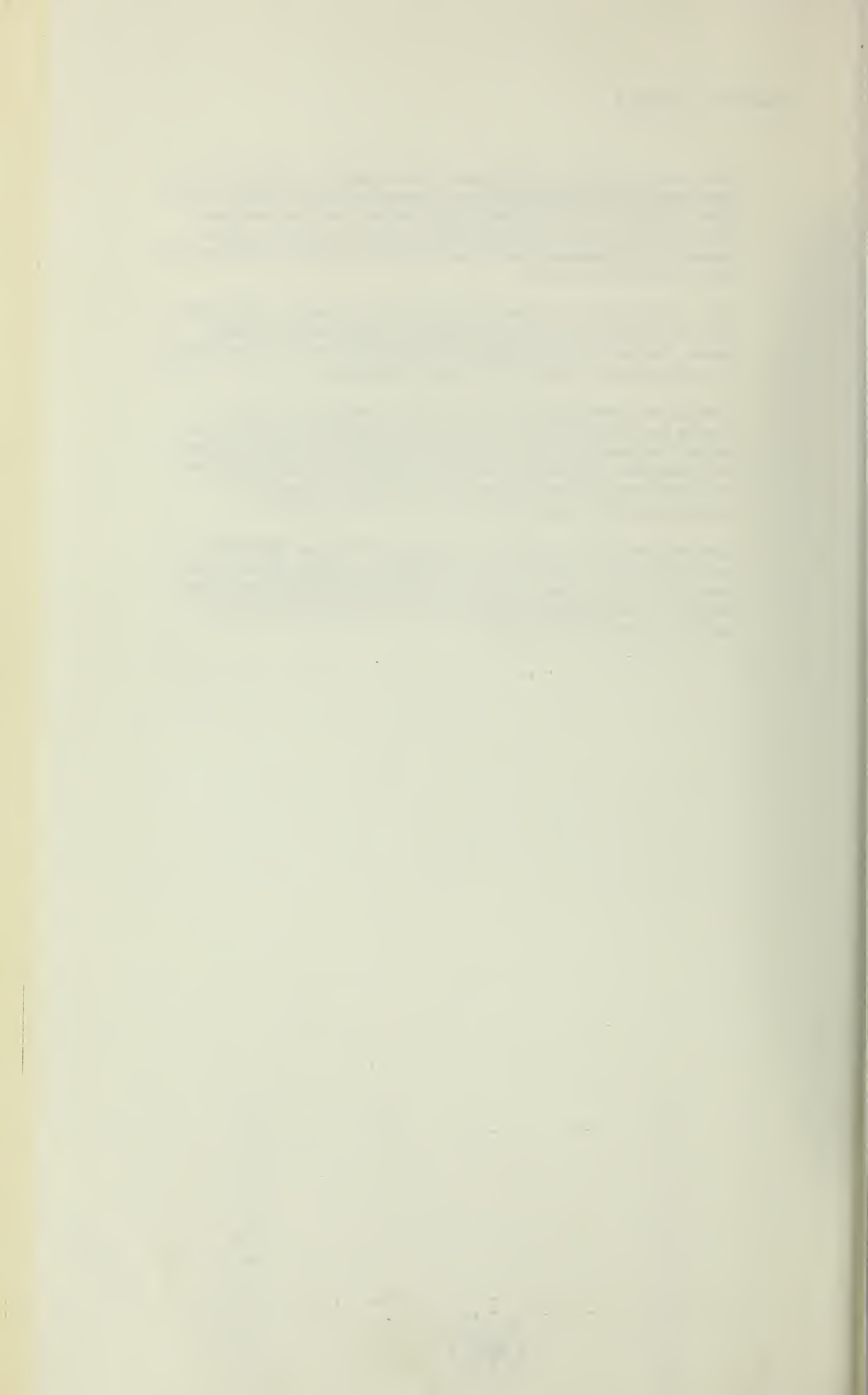


The owners of units 2, 3 and 4 would like to keep the oriel windows in their units and none feels that the windows impede the quality of their units — quite the contrary, we strongly believe that these windows enhance the quality and livability of the units. The ability to have plants in the windows enhances the beauty of the units and softens the view into the inner courts.

The windows affect only the residents of units 2, 3 and 4. They do not affect the buildings next door, as both have solid wall in the inner courts. They also do not affect the owner of unit 1 as that unit is located to the north of the other units on the ground floor.

It would be a hardship for the owners of the property to have to remove these oriel windows. Removing window D in unit 4 would require the removal of a large portion of the kitchen counter tile and the consequent refinishing of the affected tile work at substantial cost. Aside from this expense, the owners also believe the loss of the greenhouse feature would reduce the value of the property.

The windows have no effect on anyone other than the respective owners of units 2, 3 and 4. Far from having a negative impact on the units, they are perceived instead as valuable and integral parts of the property. These owners all request that the windows be allowed to remain as they were constructed.



APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

1628 Vallejo Street Homeowners'
Appellant Association

Appeal Number _____

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 25, 1989.
- (2) The affected premises are located at 1628 Vallejo Street, San Francisco. They contain four (4) dwelling units and no (0) rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See attachment

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

See attachment

(Attach an additional sheet if necessary.)

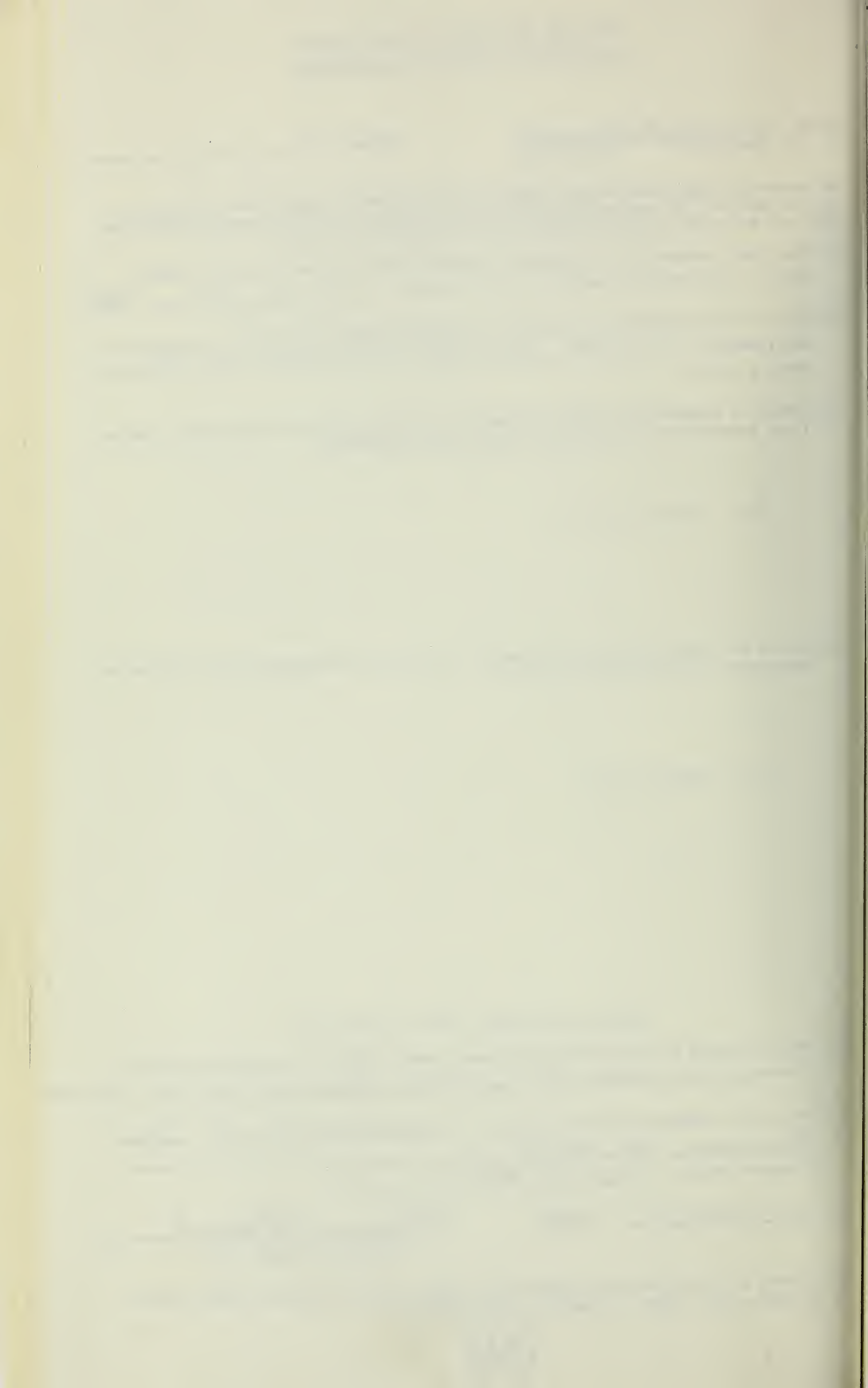
- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Owner of Unit #4: President of Homeowners' Association
- (6) The official address of the undersigned is 1628 Vallejo St. #4, San Francisco, CA 94123
Telephone number: 415-775-3532.

Dated: March 6, 1989.

Rubena A. Bunsad

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



No. 1-27

122189 19 69

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

BUREAU OF BUILDING INSPECTION

CORRECTION NOTICE

Location 1176 Valencia St.

Remarks: Orish windows reduce size
of windows causing reduction light
and ventilation per 1106 (a)(b)(c)

RECEIVED

DATE 12-2-69

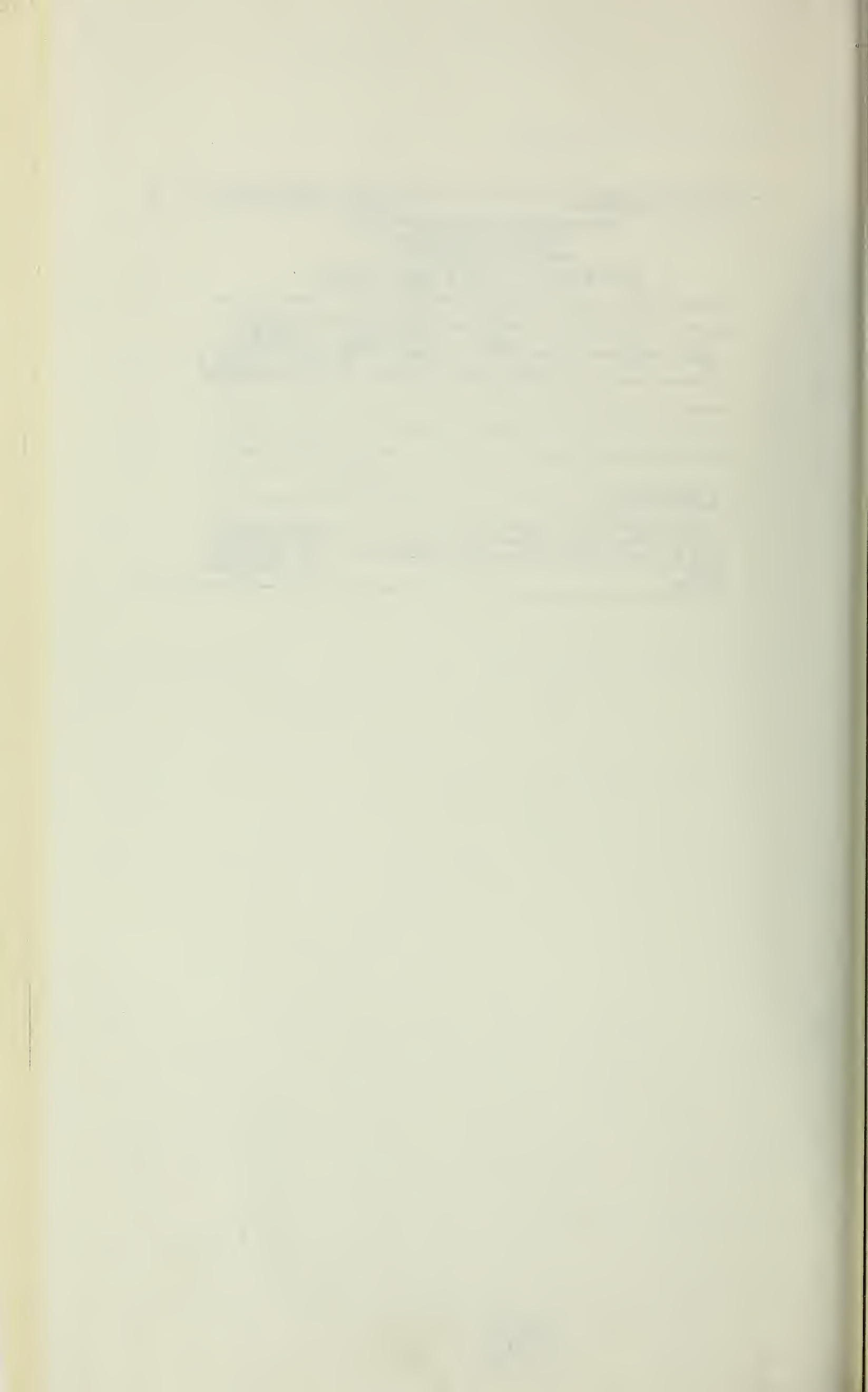
Contact Inspector McLellan

Rm 201, 450 McAllister or phone: 555-6086

FB 302

B.B.I. Copy

B.C. - Building Code
H.C. - Housing Code
E.C. - Electrical Code
P.C. - Plumbing Code



uously identified for male or female use, each of which contains at least one water closet.

Additional water closets shall be provided on each floor for each sex at the rate of one for every additional 10 guests, or fractional part thereof, in excess of 10.

Every dwelling unit shall be provided with a kitchen equipped with a kitchen sink and with a bathroom equipped with facilities consisting of a water closet, lavatory and either a bathtub or shower. Each sink, lavatory and bathtub or shower shall be equipped with hot and cold running water necessary for its normal operation.

For other requirements on water closets, see Sections 510 and 1711.

Yards and Courts

Sec. 1206. (a) Scope. This section shall apply to yards and courts having required windows opening therein.

(b) Yards. Every yard shall be not less than 3 feet in width for one-story and two-story buildings. For buildings more than two stories in height the minimum width of the yard shall be increased at the rate of 1 foot for each additional story. For buildings exceeding 14 stories in height, the required width of yard shall be computed on the basis of 14 stories.

(c) Courts. Every court shall be not less than 3 feet in width. Courts having windows opening on opposite sides shall be not less than 6 feet in width. Courts bounded on three or more sides by the walls of the building shall be not less than 10 feet in length unless bounded on one end by a street or yard. For buildings more than two stories in height the court shall be increased 1 foot in width and 2 feet in length for each additional story. For buildings exceeding 14 stories in height, the required dimensions shall be computed on the basis of 14 stories.

Adequate access shall be provided to the bottom of all courts for cleaning purposes. Every court more than two stories in height shall be provided with a horizontal air intake at the bottom not less than 10 square feet in area and leading to the exterior of the building unless abutting a yard or public space. The construction of the air intake shall be as required for the court walls of the building, but in no case shall be less than one-hour fire resistive.

(d) Projection into Yards. Eaves and cornices may project into any required yard not more than 2 inches for each foot of yard width. Unroofed landings, porches and stairs may project into any required yard, provided no portion except for guardrails extends above the floor level of a habitable room and provided further that no such projection shall obstruct a required exitway.

Room Dimensions

Sec. 1207. (a) Ceiling Heights. Habitable space shall have a ceiling height of not less than 7 feet 6 inches except as otherwise permitted in this section. Kitchens, halls, bathrooms and toilet compartments may have a

THE
JOURNAL OF THE
AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
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BUILDING INSPECTION DIVISION

DATE: 02/03/89
PROPERTY ADDRESS:
1628 VALLEJO ST #1
BLOCK: 0551 LOT: 025
SEQ: 01 CASE: ARO

MAZZA ANTHONY JR & TAMI
1628 VALLEJO ST #1
SAN FRANCISCO CA

94123

OWNER'S NAME:
MAZZA ANTHONY JR & TAMI

INSPECTOR: CARL STRANZL

DISTRICT: 04A

CT: 130

ORDER OF ABATEMENT UNDER SECTION 203.1 OF THE
BUILDING CODE REGULAR ORDER NO. 150560

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/25/89 in accordance with the DPW HEARING ORDER NO. 150141. The hearing was conducted by a representative of the Director. The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/21/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 01/25/89

Very Truly Yours,

Richard J. Evans
Director of Public Works
and Clean Water Program

(415)558-6096

04A-P20-P20-007
450 MCALLISTER ROOM 201 SAN FRANCISCO 94102



Department of Public Works
Bureau of Building Inspection
BUILDING INSPECTION DIVISION

DATE: 11/28/88
PROPERTY ADDRESS:
1628 VALLEJO ST #1
BLOCK: 0551 LOT: 025
SEQ: 01 CASE: ARO

MAZZA ANTHONY JR & TAMI
1628 VALLEJO ST #1
SAN FRANCISCO CA

94123

OWNER'S NAME:
MAZZA ANTHONY JR & TAMI

INSPECTOR: CARL STRANZI

DISTRICT: 04A CT: 130

Notice of Regular
Hearing of Complaint

Order Number: 150141

Date and Time of Hearing 01/25/89 10 A.M.

At San Francisco City Hall, Room 282

TO OWNER, LEASEES, TENANTS AND OTHER PERSONS OF INTEREST:

In accordance with the provisions of the San Francisco Building Code, the Superintendent of the Bureau of Building Inspection has caused the structure at the location designated above to be examined and finds it to be unsafe. Therefore, he has filed written complaint with the Director of Public Works, a copy of which complaint, and the allegations setting forth the conditions complained of, has been mailed to the owner or his agent. Your case has been referred for complaint action and failure to comply with the decision of the Director of Public Works may result in the revocation of the Permit of Occupancy.

The Owner of Record is notified to appear at the Hearing to be held on the date shown above, at which time the Director of Public Works will consider the complaint of the Superintendent of the Bureau of Building Inspection.

The Owner of Record is instructed to advise the holder of any Mortgages or Deeds of Trust for which this property is security of these proceedings. Also, the Department of Public Works shall be advised of the names of holders of Mortgages or Deeds of Trust on this property.

BY ORDER OF THE DIRECTOR OF PUBLIC WORKS.

Very Truly Yours,

Richard J. Evans
Richard J. Evans, Director
Department of Public Works

DPW-405G (6/79)
(415)558-6096

04A-P10-P10-010
450 MCALLISTER ROOM 201 SAN FRANCISCO 94102

DATE: 11/28/88
PROPERTY ADDRESS:
1628 VALLEJO ST #1
BLOCK: 0551 LOT: 025
SEQ: 01 CASE: AROMAZZA ANTHONY JR & TAMI
1628 VALLEJO ST #1
SAN FRANCISCO CAOWNER'S NAME:
MAZZA ANTHONY JR & TAMI

94123

INSPECTOR: CARL STRANZL

DISTRICT: 04A CT: 130
SUPERINTENDENT'S COMPLAINT

L. L. LITCHFIELD SAYS:


I am the duly appointed and Acting Superintendent of the Bureau of Building Inspection of the City and County of San Francisco.

That pursuant to Section 203.B of the San Francisco Building Code, I have caused the above described premises to be inspected by inspectors of the Bureau of Building Inspection. That a Notice of Violation was sent to the owners regarding conditions found on the premises to be in violation of the provisions of the San Francisco Municipal Code, rendering the premises to be unsafe and substandard. A true copy of the Notice of Violation is attached hereto and made a part of this complaint.

That notwithstanding the service on the owner of the Notice of Violation, conditions exist in the premises in violation of the provisions of the San Francisco Municipal Code, which are hazardous to the health and safety of the residents and neighbors and which render the property to be unsafe, substandard and a public nuisance. The specific conditions existing in the premises are set forth in the reports and declarations of the inspectors attached hereto and made a part of this complaint.

Accordingly, pursuant to the provisions of Section 203.B of the San Francisco Building Code, I hereby make this complaint to the Director of Public Works regarding the condition of the above described property and request that a hearing on the complaint be set before the Director pursuant to Section 203.B of the San Francisco Building Code, and the premises be ordered vacated, repaired, altered or demolished.

I declare under penalty of perjury that the foregoing is true and correct. Executed at San Francisco, California, on DEC 12 1988



L. L. Litchfield, PE
Superintendent
Bureau of Building Inspection

M-201 COS (6/79)
(415)558-609604A-P15-P10-010
450 MCALLISTER ROOM 201 SAN FRANCISCO 94102



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Hubert & Denise Guillon

1069 Church Street

San Francisco, CA 94114

Date: July 12, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 1069 Church Street

BLOCK 3629 LOT 027

APPEAL NO. 3111 S-NC-DEQ DC

INSPECTOR Dare

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 22, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellants on 7-12-89. *20*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(55)

297
APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Denise Guillon
Hubert Guillon
Appellant

Appeal Number 3111

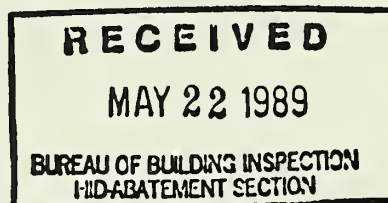
The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) ~~The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~
- (2) The affected premises are located at 1069 Church St, SF, CA 94114.
San Francisco. They contain 1 dwelling units and no rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We have not been able yet to comply with the housing code violation on 1069 Church Street because the San Francisco Building Permit Bureau is still in a process of granting us a permit to begin work on the house. They've had our application plans since October 27, 1988 (permit application #8816720).

We purchased the house in August 1988 and therefore became liable for the code violations. The home at that time was a rental unit, which is no longer the case. We expect to receive the building permit in June 1989. We will need at least six months after that to complete the code violation corrections, because we are doing major remodeling work which effects the corrections we are required to make.

We will be happy to provide you with any additional information on your request.



(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of ~~the premises~~ described in Paragraph (2) hereinabove Denise Guillon
- (6) The official address of the undersigned is 1069 Church St
San Francisco, CA 94114.
Telephone number: (415) 550-0863 (H) 543-8100 (W)

Dated: 5/17, 19 89.

Denise Guillon
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(56)

Property Address 1069 Church St.

PROOF OF SERVICE
NOTICE OF NON-COMPLIANCE
FRANCHISE TAX BOARD

1. On 5/12/89, I served the within notice of non-compliance on the following taxpayer: Hubert + Denise Guillon

2. Manner of Service:

(a) ☐ Personal service was obtained by personally delivering a copy of said notice to the above-named taxpayer.

(b) ☐ Service was obtained on the corporation or business by leaving, during usual business hours, copies in the above-named taxpayer's office with _____, a person apparently in charge, and thereafter mailing, by first-class mail, postage prepaid, copies to said taxpayer.

(c) ☐ Service was obtained by leaving a copy of the notice with _____, a competent person over 18 years of age, at the usual place of abode or usual place of business of said taxpayer and informing said person of the general nature of the notice, and thereafter mailing by first-class mail, postage prepaid, copies to said taxpayer.

(d) ☒ Service was obtained by posting said notice on a conspicuous place on the door to the entrance of the taxpayer's property. Said notice was thereafter mailed by first-class mail, postage prepaid, to the last known home address of the taxpayer.

3. The above method of service was utilized in addition to those methods specified under Revenue and Tax Code Sections 17274 and 24436.5.

4. At the time of service I was at least 18 years of age.

5. Name, address, rank or title, and employer of person serving:

I declare under penalty of perjury that the foregoing is true and correct and that this declaration is executed on 5/12, 1989 at SP, California.

RECEIVED

MAY 15 1989

BUREAU OF BUILDING INSPECTION
HID-ABATEMENT SECTION

CDW
Signature

Return this form to Room 301, 450 McAllister Street, (558-6168).

Sent by regular mail

gg 5-22-89

(57)



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Josef J. Pohl

37 Vendola Dr.

San Rafael, CA 94903

Date: July 12, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 683 - 28th Street

BLOCK 7520 LOT 017

APPEAL NO. 3112 S-NC-DEQ BW

INSPECTOR Singleton

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 2, 1989, will be heard by the Board at 1:30 p.m. on July 26, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on 7-12-89. *JP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



364
APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

JOSEF J. POHL

Appellant

Appeal Number 3112

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 683 28th St., San Francisco, San Francisco. They contain Two dwelling units and with 5 rooms each rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

There are two legal units, five rooms each with off street parking for two cars.

Date of construction of Building and Units unknown.

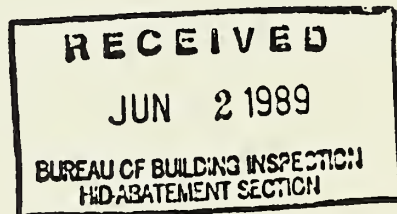
Date of last inspection and approval of units 1971.

There have been no complaints because of units being unsafe, or because of neighbors. There is only one person complaining, Glen Allen McKeever, a disgruntled friend of occupants.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I believe in safe housing and I asked Mr. Singleton by registered mail and by phone for a list of specific violations to no avail. I have the funds and a contractor ready to go. The tenants feel very safe in the bldg and have the right to call a licensed contractor when need be and to deduct the amount from the rent.

I think this action should only be taken against an owner if, unlike me, he is not willing to do the work if the work is needed!



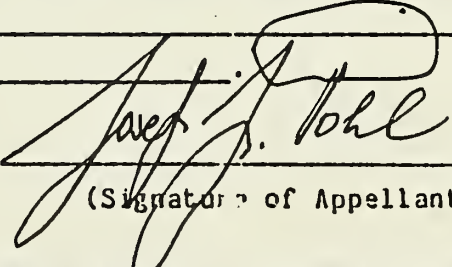
(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove Owner.

(6) The official address of the undersigned is 37 Vendola Dr., San Rafael, Ca. 949

Telephone number: (415) 472-2974

Dated: June 2, 1989.


(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(59)

= Public Work

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 320

July 26, 1989
ROOM 282, CITY HALL AT 1:30 P.M.

BOARD MEMBERS PRESENT

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores

DOCUMENTS DEPT.

AUG 10 1989

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PUBLIC LIBRARY

BUREAU OF BUILDING INSPECTION
REPRESENTED BY:

Don Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Inspt
Barry Pearl - City Planning

ABATEMENT APPEALS BOARD HEARINGS

INSPECTOR

#6351 460 Lyon St.
 Sergio Iantorno
 (Present)

C. Boyd - HID

DECISION: The case is continued for 60 days. The next hearing will
 be on Wednesday, September 27, 1989 at 1:30 P.M. City Hall.

FINDING: Board Member Abend did not vote.

#6352 3813-17 Anza St.
 Kam Y. Yan
 (Absent)

R. Zarlow - HID

FINDING: The case has been abated.

ABATEMENT APPEALS REHEARING

#6346 54-60 Salmon St.
 Raymond & Lorraine Choy
 (Present)

D. Condon - BID

DECISION: The appeal is denied. The case has been referred to
 the City Attorney.

FRANCHISE TAX HEARINGS

#3104 450 Grant Ave.
 Pine Grant Investment
 c/o Lingsborough Ltd.
 (Absent)

I. Sarkany - HID

FINDING: The case has been abated.

#3105 3345-49 - 22nd St.
 John & Obrien Bogardus
 (Present)

C. Dare - HID

DECISION: The appeal is granted with the stipulation that all work be
 completed within 90 days. If all work is not completed by
 October 26, 1989, Notice of Noncompliance will be referred
 to the Franchise Tax Board.

#3106 301 Columbus Ave.
 AKA 606 Broadway
 Raymond Owyang
 (Present)

R. Noelke - HID

DECISION: The appeal is granted with the stipulation that all work be
 completed within 60 days. If all work is not completed by
 September 26, 1989, Notice of Noncompliance will be referred
 to the Franchise Tax Board.

FRANCHISE TAX HEARINGS

INSPECTOR

#3107 1223-25 - 44th Ave.
 Edward & Betty Wong
 (Present)

C. Boyd - HID

DECISION: The appeal is granted with the stipulation that all work be completed within 90 days. If all work is not completed by October 26, 1989, Notice of Noncompliance will be referred to the Franchise Tax Board.

#3108 1405 Van Ness Ave.
 AKA 1500 Bush St.
 Zev & Nava Simon
 (Present)

D. Langer - HID

DECISION: The appeal is granted with the stipulation that all work be completed within 180 days. If all work is not completed by January 26, 1990, Notice of Noncompliance will be referred to the Franchise Tax Board.

#3109 1405 Van Ness Ave.
 AKA 1500 Bush St.
 Zev & Nava Simon
 (Present)

D. Langer - HID

DECISION: The appeal is granted with the stipulation that all work be completed within 180 days. If all work is not completed by January 26, 1990, Notice of Noncompliance will be referred to the Franchise Tax Board.

#3110 1628 Vallejo St.
 David D. Cooke
 (Present)

K. Bertoncin - BID

DECISION: The appeal is granted with the stipulation that all work be completed within 90 days. If all work is not completed by October 26, 1989, Notice of Noncompliance will be referred to the Franchise Tax Board.

#3111 1069 Church St.
 Hubert & Denise Guillon
 (Present)

C. Dare - HID

DECISION: The appeal is granted with the stipulation that all work be completed within 180 days. If all work is not completed by January 26, 1990, Notice of Noncompliance will be referred to the Franchise Tax Board.

#3112 683 - 28th St.
 Josef Pohl
 (Present)

J. Singleton - BID

DECISION: The appeal is denied.

Donald Chan

5.10
3/39
=[PUBLIC WORKS DEPT.]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 321

August 23, 1989
ROOM 282, CITY HALL AT 1:30 P.M.

DOCUMENTS DEPT.

AUG 22 1989

SAN FRANCISCO
PUBLIC LIBRARY

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

[PUBLIC WORKS DEPT]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 321
August 23, 1989
ROOM 282, CITY HALL AT 1:30 P.M.

DOCUMENTS DEPT.

AUG 22 1989

SAN FRANCISCO
PUBLIC LIBRARY

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

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Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

ABATEMENT APPEALS HEARINGS

<u>Item No.</u>	<u>Page No.</u>	<u>Case No.</u>	<u>Property Address</u>	<u>Inspector</u>
1.	1-3	6353	780 Post Street Ronald E. Macrae c/o Nob Hill Assocs. IV	D. Gogna - HID
2.	4-6	6354	2522 Sacramento Street Michael & Barbara Kelly	R. Fay - HID
3.	7-10	6355	195 - 25th Avenue Seacliff Place Homeowner's Assoc. c/o Aimee Karol	L. Kimbell- HID
4.	11-13	6356	229 Lee Avenue John & Beulah McGary	L. Kimbell- HID
5.	14-16	6357	634-40 Clay Street On Gee	I. Sarkany- HID
6.	17-19	6358	650 Geary Street Metro-Post, Ltd. c/o Vintage Properties	M. Inan - BID
7.	20-22	6359	737 Post Street Metro-Post, Ltd. c/o Vintage Properties	M. Inan - BID

FRANCHISE TAX HEARINGS

8.	23-25	3113	1405 Van Ness Avenue Taldan Investment Co. Zev & Nava Ben-Simon	D. Langer - HID
9.	26-27	3114	785-87 Clayton Street Harold A. Parker	Y. Morikawa-HID
10.	28-29	3115	561-67 Birch Street Lam Yuk King	D. Langer - HID
11.	30-31	3116	2440-46 15th Street Agnes H. Quigley	M. Tiran - HID
12.	32-33	3117	2011 Sacramento Street Frederic F. Barlettani	D. Langer - HID

FRANCHISE TAX CONTINUANCE

13.	34-36	3094	253 Sanchez Street James & Dickau R. Martin c/o A & D Transportation	R. Zarlow - HID
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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Ronald E. Macrae
c/o Nob Hill Assocs. IV
3 Embarcadero Center #1080
San Francisco, CA 94111

Date: August 4, 1989

Nature of Appeal:

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 780 Post Street

BLOCK 299 LOT 9

APPEAL NO. 6353 S-NC-DEQ DC 1

INSPECTOR David Cogna

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 20, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on August 4, 1989. *20*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

NOR HILL ASSOC. INC. RON MACPHEE
Appellant

Appeal Number 6353

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 5/17, 1989.

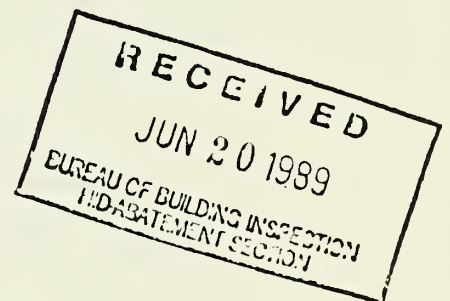
(2) The affected premises are located at 780 Post St, San Francisco. They contain 36 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

REQUIRED WORK HAS BEEN COMPLETED AS SPECIFIED. PERMIT HAS BEEN ISSUED.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

CEASE ORDER OF ABATEMENT



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.


(6) The official address of the undersigned is 4 EMBALLMENT CIR #1980
S.F. CA 94111
Telephone number: 435 5426.

Dated: 6/16, 1989.

[Signature]
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

HOUSING INSPECTION DIVISION



DATE: 05/17/89
PROPERTY ADDRESS:
780 POST ST
BLOCK: 0299 LOT: 009
SEQ: 01 CASE: DC1

MACRAE RONALD E
% NOB HILL ASSCS IV
3 EMBARCADERO CENTER #1080
SAN FRANCISCO CA

94111

OWNER'S NAME:
STANLEY LOUIS R .20

INSPECTOR: DAVID GOGNA
DISTRICT: CT: 121

ORDER OF ABATEMENT UNDER SECTION 203-203.1 OF THE
BUILDING CODE REGULAR ORDER NO. 151483

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/17/89 in accordance with the DPW HEARING ORDER NO. 150812.

The hearing was conducted by a representative of the Director.
The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

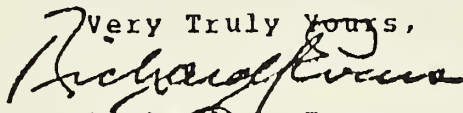
1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 06/13/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 05/17/89

Very Truly Yours,

Richard V. Evans
Director of Public Works

(415)558-6220

P20-D20-007L
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Michael D. & Barbara Kelly

2518 Sacramento Street

San Francisco, CA 94115

Date: August 4, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 2522 Sacramento Street

BLOCK 630

LOT 011

APPEAL NO. 6354

S-NC-DEQ DA

INSPECTOR Robin Fay

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 27, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on August 4, 1989. *JB*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

KELLY, MICHAEL D. & BARBARA A.
Appellant

Appeal Number 6354

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 5/24, 1989.

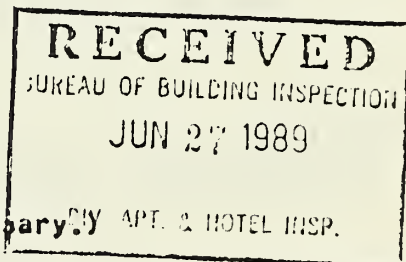
(2) The affected premises are located at 2518, 20, 22 Sacramento Street, San Francisco. They contain 3 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The 180 day limitation for acquiring of a permit and completion of work necessary to bring said building into conformance

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

We take no exception to the City's claim for the need of work to be done on the premises, and, in fact, we are preparing plans for an extensive rehabilitation of the property. We are requesting a modification to the proposed deadlines in order to submit drawings to the city building department sometime after the 1st quarter of 1990. The necessity of this request is based upon the need to complete documentation, arrange financing and select a general contractor. We will not be able to accomplish this before the above stated time frame. For the past year and until after completion of construction, the units will remain empty with the exception of the owner-occupied unit at 2518 Sacramento, precluding any direct hazard to the public.



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Owner.

(6) The official address of the undersigned is 2518 Sacramento Street

Telephone number: (w) 227-0100 (h) 931-1807

Dated: 6/27, 1989.

Michael D. Kelly
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

HOUSING INSPECTION DIVISION

DATE: 06/02/89
PROPERTY ADDRESS:
2522 SACRAMENTO ST
BLOCK: 0630 LOT: 011
SEQ: 01 CASE: DAO

KELLY MICHAEL D & BARBARA
2518 SACRAMENTO ST
SAN FRANCISCO CA

94115

OWNER'S NAME:
KELLY MICHAEL D & BARBARA A

INSPECTOR: ROBIN FAY
DISTRICT: CT: 135

ORDER OF ABATEMENT UNDER SECTION 203.1 OF THE
BUILDING CODE REGULAR ORDER NO. 151562

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/24/89 in accordance with the DPW HEARING ORDER NO. 151165.

The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

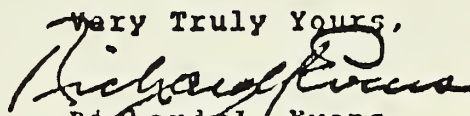
1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 06/20/89.

Owner
File (2)
BID (5) (1 Signed)
Approved: 05/24/89

Very Truly Yours,



Richard J. Evans
Director of Public Works

(415)558-6220

P20-D20-006X
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Seacliff Place Homeowner's Association

/o Aimee Karol
195 - 25th Ave., #302

San Francisco, CA 94121

Date: August 4, 1989

Nature of Appeal:

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 195 - 25th Avenue

BLOCK 1333 LOT 44

APPEAL NO. 6355 S-NC-DEQ _____

INSPECTOR Louise Kimbell

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 7, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on August 4, 1989. *JA*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(7)

RECEIVED

JUL 7 1989

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DEPT. OF BUILDING INSPECTION
HID-ABATEMENT SECTION

Seacliff Place Homeowner's Association
Appellant

Appeal Number 6355

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.
- (2) The affected premises are located at 195 25th Avenue, San Francisco. They contain 12 dwelling units and -0- rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

All work required to be done per the inspection report of 8-12-88 has been completed except for the providing of a locking thermostat. The owners of the condominiums in this building are appealing the requirement that a non-tamperable thermostat be placed in any of the units. The heating system is boiler powered steam heating.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

We are requesting waiver of the requirement for a nontamperable or locking thermostat. All current occupants of the building believe that the thermostat is unnecessary because, the heating is more than adequate and is on a timer system, the south side of the building becomes overly hot due to sun exposure and therefore would affect the thermostat or make the south side even hotter if the thermostat were placed on the north side, and the radiators also may be shut off impacting the accuracy of the thermostat for the building. It is not possible to remain in compliance with the requirement that the thermostat be located in a unit other than an owner or manager's unit since the manager assignment may rotate and an owner may move into a unit previously occupied by a tenant.

(see attached)

(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.
- (6) The official address of the undersigned is 195 25th Ave. #302 San Francisco, CA 94121.

Telephone number: Home 752-2704 Work 955-9419

Dated: 7/5, 1989

Annex Paul - Secretary

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

4)

We are requesting waiver of the requirement for a nontamperable or locking thermostat. All current occupants of the building believe that the thermostat is unnecessary because, the heating is more than adequate and is on a timer system, the south side of the building becomes overly hot due to sun exposure and therefore would affect the thermostat or make the south side even hotter if the thermostat were placed on the north side, and the radiators also may be shut off impacting the accuracy of the thermostat for the building. It is not possible to remain in compliance with the requirement that the thermostat be located in a unit other than an owner or manager's unit since the manager assignment may rotate and an owner may move into a unit previously occupied by a tenant.

tenant occupant of unit #101

Laura L. Webster

owner occupant of unit #102

Howard Lebowman

owner occupant of unit #201

Benjamin

owner occupant of unit #202

Sandy Boon

tenant occupant of unit #301

Ed. Hively
L. H. Hively

owner occupant of unit #302

Amiefae

owner occupant of unit #401

Mark R. Conway

owner occupant of unit #402

Maggie Lee

owner occupant of unit #501

Norma N. Bareness

tenant occupant of unit #502

Kenneth K. Kausky

owner occupant of unit #601

John Yerman

owner occupant of unit #602

Walter Harrington



ADDRESS:
195 - 25th AVENUE

BLOCK: 1333 LOT: 44
SEQ.: 01 CASE: DA0

INSPECTOR:
LOUISE KIMBELL

TORSTEN C. E. & JANE SANDSTROM
21 ALLEY 2-3 CHURCHES STREET
BALZAN, MALTA

OWNER'S NAME:
TORSTON C.E. SANDSTROM

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 151,604

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MAY 31, 1989 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,267 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JUNE 27, 1989

OWNER
FILE (2)
BID (5)

A handwritten signature in dark ink, appearing to read "Richard J. Evans".

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: MAY 31, 1989



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

John & Beulah McGary

205 Ocean Avenue

San Francisco, CA 94112

Date: August 4, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 229 Lee Avenue

BLOCK 6944

LOT 12

APPEAL NO. 6356

S-NC-DEQ

PC

INSPECTOR Louise Kimbell

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 11, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on August 4, 1989. *PC*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(11)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

John D. Long
Appellant

Appeal Number 6356

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 14, 1989.
- (2) The affected premises are located at 229 Lee Ave., San Francisco. They contain 3 dwelling units and rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

More time to submit adequate plans.
And secure finance for permit and
up-grade building.
Approx 6 months.

(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove .
- (6) The official address of the undersigned is 205 Ocean Ave.
San Francisco Ca 94112.
Telephone number: 239-5511.

Dated: 7/11/, 1989.

John D. Long
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco



Department of Public Works

Office of the Director

ADDRESS: 229 LEE AVENUE

BLOCK: 6944 LOT: 12
SEQ. 01 CASE: DCO

INSPECTOR:
LOUISE KIMBELL

McGARY, JOHN & BEULAH
205 OCEAN AVENUE
SAN FRANCISCO, CA 94112

OWNER'S NAME:
McGARY, JOHN & BEULAH

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 151,736

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 06/14/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,342 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 10 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 180 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(1) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 11, 1989

FILE (2)
OWNER
BBI (3) (1 signed)

A handwritten signature in dark ink, appearing to read "Richard J. Evans".
RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: JUNE 14, 1989



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: August 4, 1989

On Gee

Nature of Appeal:

1717 Stockton Street

☒

Director's Order

☐

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other

San Francisco, CA 94133

PROPERTY ADDRESS 634-640 Clay Street

BLOCK 208

LOT 008

APPEAL NO. 6357

S-NC-DEQ DA

INSPECTOR Ivan Sarkany

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 13, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on August 4, 1989. *2R*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DN GEE

Appellant

Appeal Number

6357

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on May 31, 1989.

(2) The affected premises are located at 640 Clay Street, San Francisco. They contain _____ dwelling units and 100 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

INSTALLATION OF HARD-WIRE SMOKE DETECTORS, ALL OTHER VIOLATIONS (REPLACEMENT OF BATHROOM WINDOW, ETC.) HAVE BEEN CORRECTED.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

EXTRA TIME NEEDED TO COMPLETE PLANS TO REMODEL OR REFURBISH ROOMS AND TO DETERMINE WHETHER EXTENDING SPRINKLER SYSTEM OR ^{INSTALLING} HARDWIRE SMOKE DETECTORS AFFORDS BETTER COST EFFECTIVE PROTECTION. Also time needed to NEGOTIATE TERMS BETWEEN OWNER AND LESSEE. BATTERY-OPERATED SMOKE DETECTORS ARE IN PLACE ALREADY, AUGMENTING THE SPRINKLER SYSTEM.

RECEIVED

JUL 13 1989

BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The official address of the undersigned is 640 Clay Street, San Francisco, CA 94111

Telephone number: 415-382-8668.

Dated: July 14, 1989.

Sybil Samis

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 06/16/89
PROPERTY ADDRESS:
634-640 CLAY ST
BLOCK: 0208 LOT: 008
SEQ: 01 CASE: DAO

ON GEE
1717 STOCKTON ST
SAN FRANCISCO CA

OWNER'S NAME:
ON GEE

94133

INSPECTOR: IVAN SARKANY
DISTRICT: CT: 115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 151598

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/31/89 in accordance with the DPW HEARING ORDER NO. 151259. The hearing was conducted by a representative of the Director. The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/04/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 05/31/89

Very Truly Yours,

Richard J. Evans
Richard J. Evans
Director of Public Works



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Metro-Post, Ltd.
c/o Vintage Properties
393 Vintage Park Drive
Foster City, CA 94404
Attn: Pamela Long

Date: August 4, 1989

Nature of Appeal:

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 650 Geary Street

BLOCK 304 LOT 23

APPEAL NO. 6358 S-NC-DEQ BW

INSPECTOR Don Condon

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 19, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on August 4, 1989. *PC*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

fee pd gg

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

METRO-POST, LTD.
Appellant

Appeal Number 6358

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 28, 1989
- (2) The affected premises are located at 650 Geary Street, San Francisco. They contain 110 dwelling units and no rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of Abatement No. 151,870 requiring correction of condition within 30 days of June 28, 1989.

The cited violations related to temporary structural supports unprotected to weather and vehicles and the absence of required 4 hour area separation wall.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Allow an additional 60 days for completion of this work.

The temporary structural supports are now protected and construction of area separation wall is now in progress under a new permit. Time for completion of wall must be extended because this construction must be coordinated with additional roof fire separation improvements.



(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/~~agent/tenant~~ (state which) of the premises described in Paragraph (2) hereinabove _____
- (6) The official address of the undersigned is c/o Vintage Properties, 393 Vintage Park Drive, Foster City, CA 94404 Attention: Pamela Long
- Telephone number: (415) 341-6551

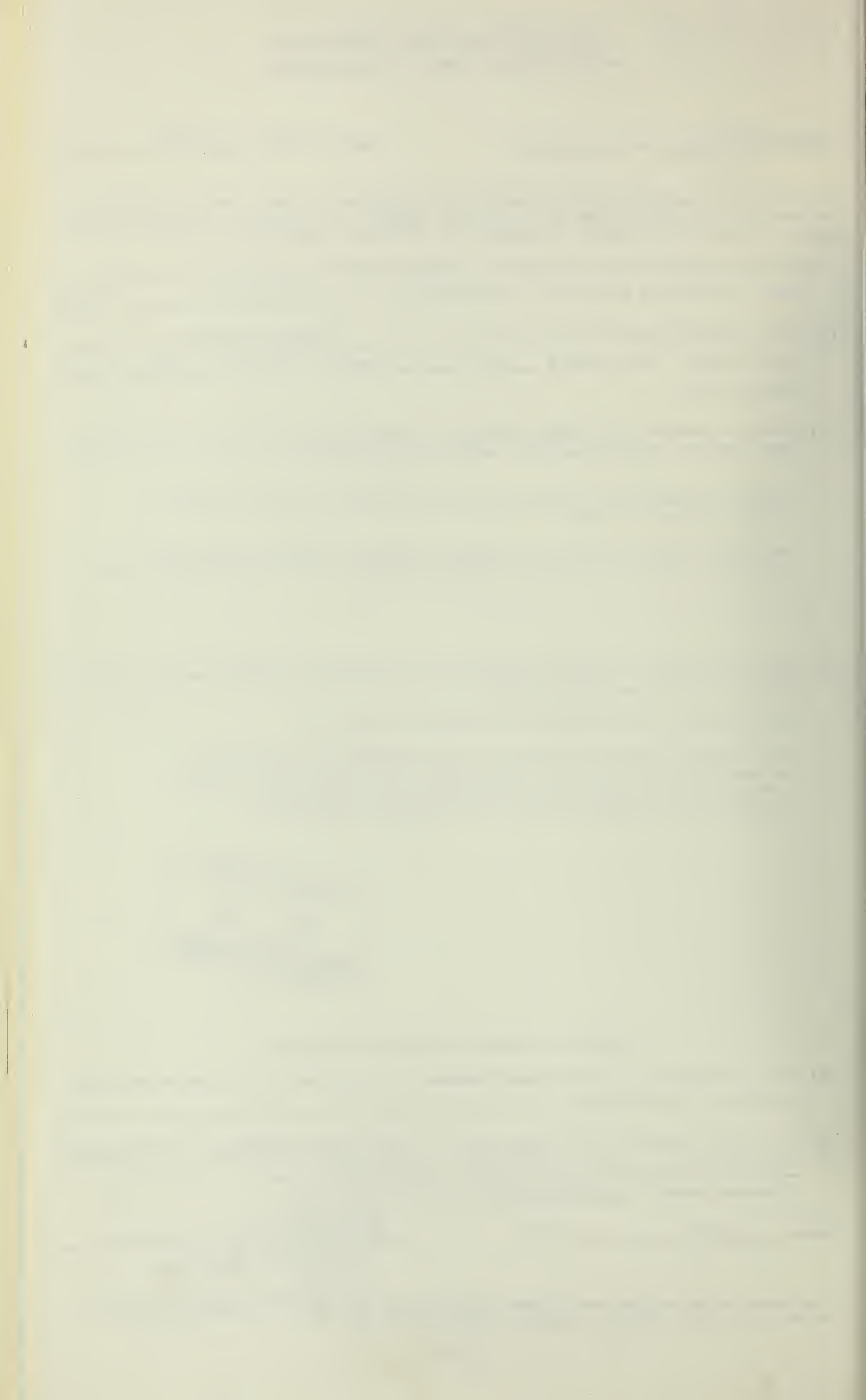
Dated: July 18, 1989

METRO-POST, LTD.
By Vintage Properties-Post Street

(Signature of Appellant)

By: Pamela Long

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



Case 7
City and County of San Francisco



ADDRESS: 650 GEARY STREET

BLOCK: 304 LOT: 23
SEQ. 01 CASE: BW0

METRO-POST LTD.
c/o SHARON GERKIN
393 VINTAGE PARK DR., #150
FOSTER CITY, CA 94404

Department of Public Works

Office of the Director

INSPECTOR:
DON CONDON

OWNER'S NAME:
METRO-POST LTD.

Appeal fee
paid

gg
7-19-89

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 151,870

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 06/28/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,720 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 10 DAYS TO OBTAIN A BUILDING PERMIT.
2. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 25, 1989

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JUNE 28, 1989

(19)



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: August 4, 1989

Metro-Post, LTD.

Nature of Appeal:

c/o Vintage Properties
393 Vintage Park Drive
Foster City, CA 94404
Attn: Pamela Long

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 737 Post Street

BLOCK 304 LOT 21

APPEAL NO. 6359 S-NC-DEQ BW

INSPECTOR Don Condon

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 19, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on August 4, 1989. *20*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

for pd. 88
APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

METRO-POST, LTD.

Appellant

Appeal Number

6359

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 28, 1989
- (2) The affected premises are located at 737 Post Street, San Francisco. They contain 139 dwelling units and no rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of Abatement No. 151,869 relating to expiration of Temporary Certificate of Occupancy, absence of four hour fire separation between adjacent Alcazar Theater Building and two minor items which have been corrected.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)
- (a) Rescind Order as permit has now been issued for work to bring building into conformance with the San Francisco Building Code, and the work is now in progress.
- (b) Pending completion of this work, permit occupancy of all dwelling units in the Central Tower and Geary Street buildings of this Project other than those units up to fifty feet above the area of the Alcazar Building roof requiring four hour protection. This was the initial order of the Bureau of Building Inspection in the May 3, 1989 letter from L.L. Litchfield to E. W. Rosson. There is no indication that the absence of this fire separation poses a substantial hazard to the occupants of any other dwelling units in the Project.

RECEIVED

JUL 19 1989

BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove _____
- (6) The official address of the undersigned is c/o Vintage Properties, 393 Vintage Park Drive, Foster City, CA 94404 Attention: Pamela Long.
Telephone number: (415) 341-6551.

METRO-POST, LTD.

Dated: July 28, 1989.

By Vintage Properties-Post Street

(Signature of Appellant)

By: Pamela Long

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

Case #
City and County of San Francisco



Department of Public Works

Office of the Director

ADDRESS:
737 POST ST., #6000

BLOCK: 304 LOT: 21
SEQ.: 01 CASE: BW0

INSPECTOR:
DON CONDON

Appeal fee paid

7-19-89

METRO-POST LTD.
c/o SHRON GERKING
393 VINTAGE PARK DR., #150
FOSTER CITY, CA 94404

OWNER'S NAME:
METRO-POST LTD.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 151,869

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 28, 1989 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,719 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 25, 1989

OWNER
FILE (2)
BID (5)

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: JUNE 28, 1989

(22)



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: August 4, 1989

Nature of Appeal:

Taldan Investment Company

Zev and Nava Ben-Simon

2740 Hyde Street

San Francisco, CA 94109

Attn: Nancy Myers

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 1405 Van Ness Avenue

BLOCK 666

LOT 005

APPEAL NO. 3113

S-NC-DEQ _____

INSPECTOR Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 6, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

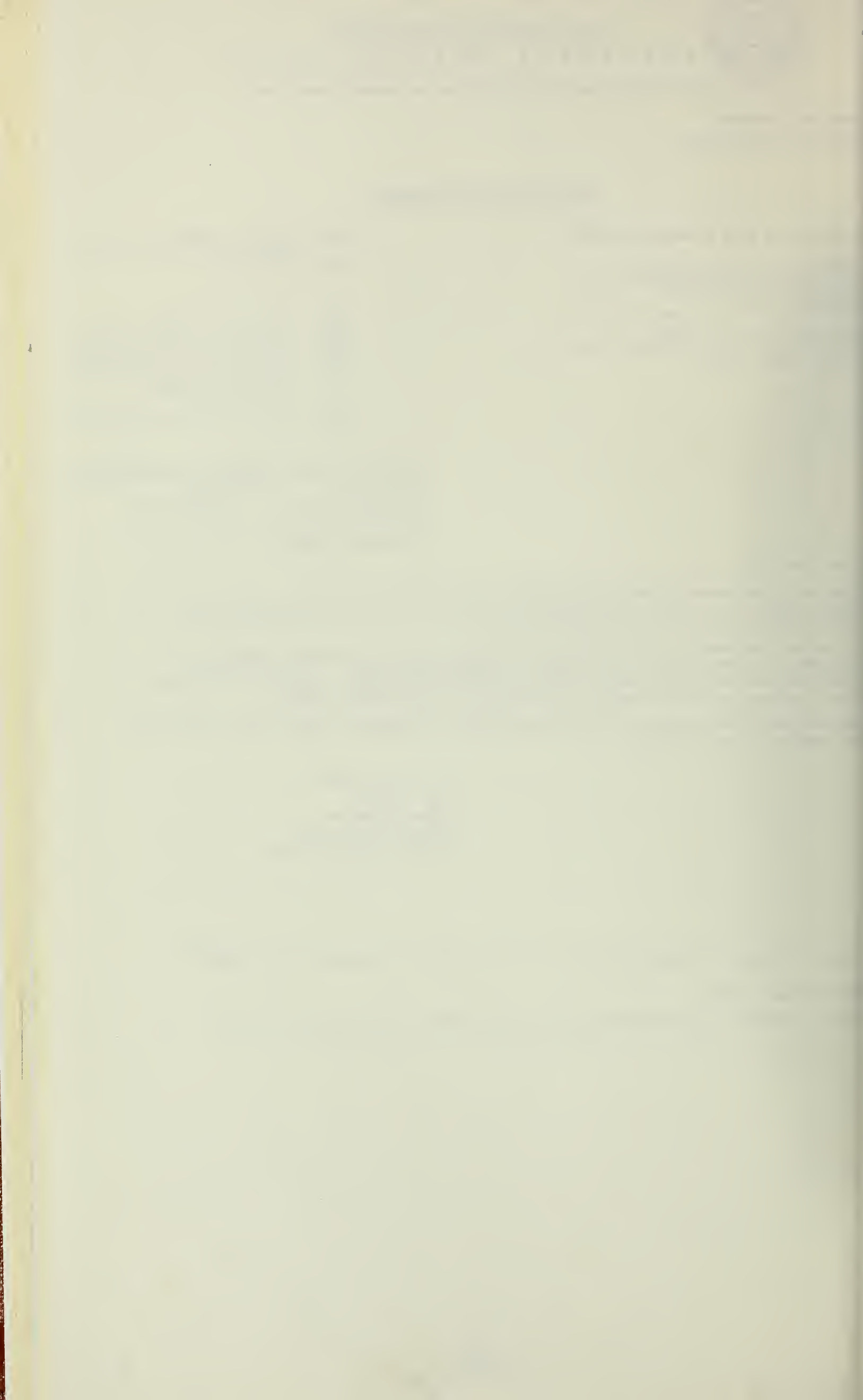
Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appelants on August 4, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Taldan Investment Company
Zev and Nava Ben-Simon

Appellant

Appeal Number DA 3113

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The action appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 1405 Van Ness Avenue, San Francisco. They contain 41 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

It is hereby requested that the attached Notice of Non-Compliance (Substandard rental housing) not be sent to the Franchise Tax Board, as the Owner is making every effort to complete the work necessary to improve the building. CONSTRUCTION HAS BEGUN, AND IS CURRENTLY IN PROGRESS.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

AN EXTENSION OF TIME IS REQUESTED, DUE TO DELAYS BEYOND THE OWNER'S CONTROL. THE FOLLOWING REASONS ARE OFFERED:

- a) Work has been delayed due to three (3) stop work orders by the city, as a result of appeals to the Board of Permit Appeals. (Appeals #88-299), #88-300, and #89-043). The decisions of those Appeals are attached.
- b) Certain work must be postponed (major plumbing and major electric) until the tenants have vacated the building, due to Owner's risk of liability (see attached letter from Insurance Broker, Curtis Day, dated 11/10/88) and due to required long term shut-downs of water and power (shut-downs of 3 to 4 months are anticipated, as indicated on attached Permits)

(c continued on reverse side)

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~representative~~, (state which) of the premises described in Paragraph (2) hereinabove Agent.

(6) The official address of the undersigned is Taldan Investment Company, 10 Monterey Blvd. San Francisco, CA 94131. (After June 5: 2740 Hyde Street, San Francisco, CA 94109)
Telephone number: 334-7600 (After June 5: 922-7800).

Dated: June 6, 19 89.

TALDAN INVESTMENT COMPANY
BY: Nancy Myers Nancy Myers
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

c) Negotiations are in progress between the Owner and the Tenants of the building in order to provide the Tenants with compensation for the inconvenience of their temporary relocation and to protect the rights of all parties concerned.

Enclosures as follows:

- EXHIBIT A: Notice of Non-Compliance, dated June 16, 1989
- EXHIBIT B: Plumbing Permit #P-252203 (Appeal #88-299)
- EXHIBIT C: Electric Permit #E-051661 (Appeal #88-300)
- EXHIBIT D: Decision of Appeal #88-299
- EXHIBIT E: Decision of Appeal #88-300
- EXHIBIT F: Building Permit #608512 (Appeal #89-043)
- EXHIBIT G: Decision of Appeal #89-043
- EXHIBIT H: Letter from Insurance Broker, Curtis Day, dated Nov. 10, 1988



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Harold A. Parker

P. O. Box 1065

Tiburon, CA 94920

Date: August 4, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 785-787 Clayton Street

BLOCK 1253

LOT 022

APPEAL NO. 3114

S-NC-DEQ DA

INSPECTOR Morikawa

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 16, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on August 4, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(26)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Harold A. Parker
Appellant

Appeal Number 3114

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 785-787 Clayton Street, San Francisco. They contain 4 dwelling units and _____ rooming units.

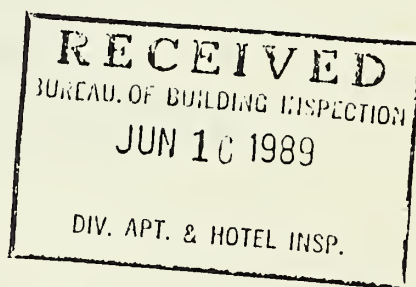
(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Routine Building Inspection by Y. Morikawa on Feb. 22 and June 3, 1988.

Items on Mr. Morikawa's inspection checklist have been complied with except for the garage door which he claims to be unacceptable for emergency egress. He wants the garage door installed with an man-door or removed entirely. This is a brand new sectional door and is easily operable as was demonstrated in the presence of Mr. Morikawa, who suggested we make the appeal.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

In view of the fact that the garage door is being opened and shut daily by the tenant using the garage, we ask the Board for consideration and abatement of the requirements set by Mr. Morikawa for the garage door.



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove Agent.

(6) The official address of the undersigned is 1844 Union Street
San Francisco, CA 94123.
Telephone number: (415) 563-6900.

Dated: 6/15, 1989.

Jonathan Parker

(Signature of Appellant) Agent

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Lam Yuk King

346 9th Street, #230

Oakland, CA 94607

Date: August 4, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other

PROPERTY ADDRESS 561-567 Birch Street

BLOCK 794 LOT 010

APPEAL NO. 3115 S-NC-DEQ DI

INSPECTOR Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 26, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on August 4, 1989. *JA*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

LAM YUK KING

Appellant

Appeal Number 3115

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The action appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 561-567 BIRCH ST. & 560 GROVE ST. San Francisco. They contain 5 dwelling units and 24 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

PERMIT HAS BEEN FILED TO CONVERT ILLEGAL 5TH UNIT
BACK TO GARAGE / STORAGE.

PERMIT # 8907580

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

CORRECT PERMIT HAS BEEN FILED CONVERTING BACK TO
4 LEGAL UNITS.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove WILLIAM WONG

(6) The official address of the undersigned is 373 9TH. ST. SUITE 301
OAKLAND, CA 94607

Telephone number: (415) 268-8889

Dated: 6/26/, 1989.

[Signature]
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Agnes H. Quigley

2440 15th Street

San Francisco, CA 94114

Date: August 4, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other

PROPERTY ADDRESS 2440-46 15th Street

BLOCK 2612

LOT 023

APPEAL NO. 3116

S-NC-DEQ DA

INSPECTOR Tiran

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 26, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on August 4, 1989. *JP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Agnes H. Quigley
Appellant

Appeal Number 3116

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The action appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____.~~

(2) The affected premises are located at 2440-46 15th Street.
San Francisco. They contain four dwelling units and no rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I received a noncompliance notice dated June 16, 1989, regarding the installation of smoke detectors.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Electrical smoke detectors were installed in May, 1989 by a licensed contractor. A copy of the Compliance Certificate is attached.

*Rec'd
6-16-89
gff*

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove owner.

(6) The official address of the undersigned is P.O. Box 1148
San Francisco, California 94101.
Telephone number: (415) 552-1848 (San Francisco)

Dated: June 26, 1989.

Agnes H. Quigley
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Frederic F. Barlettani

2225 Gough Street

San Francisco, CA 94109

Date: August 4, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 2011 Sacramento Street

BLOCK 640 LOT 017

APPEAL NO. 3117 S-NC-DEQ DC

INSPECTOR D. Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 27, 1989, will be heard by the Board at 1:30 p.m. on August 23, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant & owner's agent on 8-4-89. *DP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Fred Barlettani
Appellant

Appeal Number 3117

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

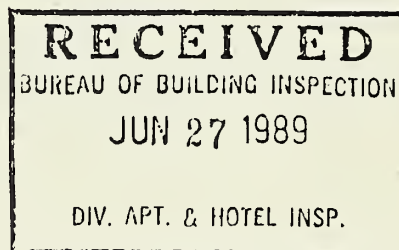
(2) The affected premises are located at 2011 Sacramento Street, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Appealing Sept. referral to FTB.
Standard sentence

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Request referral be set aside. (Standard -
Sentence) work is in progress



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner agent ~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The official address of the undersigned is 2011 Sacramento St.
S.F. Calif 94109
Telephone number: 474-6132 Manager #2.

Dated: 6/27, 1989.

George Nield
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
☒ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
☒ PRESENT

Appellant James & Dickau R. Martin
Address c/o A & D Transportation
3050 Teagarden
San Leandro, CA 94577

PROPERTY ADDRESS 253 Sanchez St.
BLOCK 3558 LOT 29
HEARING DATE June 28, 1989
APPEAL NUMBER 3094
INSPECTOR R. Zarlow

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 60 days. The next hearing will be held on Wednesday, August 23, 1989 at 1:30 P.M. in Room 282, City Hall.

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(r) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: 6-30-89



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

James & Dickau R. Martin
c/o A & D Transportation
3050 Teagarden

San Leandro, CA 94577

Date: June 13, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 253 Sanchez Street

BLOCK 3558 LOT 029

APPEAL NO. 3094 S-NC-DEQ D10

INSPECTOR Zarlow

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 21, 1989, will be heard by the Board at 1:30 p.m. on June 28, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellants on June 13, 1989. *DN*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

James Martin/Rebecca Dickau
Appellant

Appeal Number 3094

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~The action appealed from was made at a public hearing by the Director of Public Works of the City and County of San Francisco, on _____, 19____.~~

(2) The affected premises are located at 253 Sanchez Street, San Francisco. They contain 3 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The action appealed from involves a notice from the City Building Inspector that the premises do not meet code requirements for a three unit building because of egress limitations and insufficient parking. However, the premises have, to the best of appellant's knowledge, always been used as a three unit dwelling.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Appellants, since they purchased the building, have worked diligently to remedy the problems with the building so that the property will be considered legal but the tenants therein will not be disturbed or dislocated. Appellants have engaged an engineer to prepare a radius map for the property, and have consulted with an architect to prepare plans for submission to the Planning Department for modification of the structure to meet whatever code requirements are applicable. Appellants recognize their obligations but require additional time to clarify what requirements are in fact applicable and what must be done to comply.

RECEIVED

APR 21 1989

BUREAU OF BUILDING INSPECTION
HIDABATEMENT SECTION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The official address of the undersigned is 114 Sansome Street, #505
San Francisco, CA 94104

Telephone number: 415 397-3430

Dated: April 18, 19 89.

[Signature]
(Signature of ~~xxxxxxx~~
Attorney at Law and Attorney
in Fact

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6169.

= Public Works

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS

DOCUMENTS DEPT.

MINUTES OF HEARING NO. 321

SEP 11 1989

August 23, 1989

ROOM 282, CITY HALL AT 1:30 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

William M. Abend, Chairperson
Shirley C. Yawitz
Kenneth Bohegian
Danny Flores

BUREAU OF BUILDING INSPECTION

REPRESENTED BY:

Don Chan, Secretary of AAB
R. Torres-Gil - BID Inspector
Lesley Oliveira - HID Sr. Insp.
Barry Pearl - City Planning
Pat Mendoza - City Planning

ABATEMENT APPEALS BOARD HEARINGS

INSPECTOR

#6353 780 Post Street
Ronald E. Macrae
c/o Nob Hill Assocs. IV.
(Present)

D. Gogna - HID

DECISION: The appeal is granted with the stipulation that all work be completed within 30 days (September 23, 1989).

#6354 2522 Sacramento Street
Michael Kelly
(Present)

R. Fay - HID

DECISION: The appeal is granted with the stipulation that the property will not be occupied by others except property owners & family. All work be completed within 180 days.

#6355 195 - 25th Avenue
Seacliff Place Homeowner's Assoc.
(Present)

L. Kimbell -HID

DECISION: The case is continued for 30 days. The next hearing will be on Wednesday, September 27, 1989 at 1:30 P.M. City Hall.

#6356 229 Lee Avenue
John McGary
(Present)

L. Kimbell -HID

DECISION: The appeal is granted with the stipulation that all work be completed within six (6) months (2/23/1990).

#6357 634-40 Clay Street
On Gee
(Absent)

I. Sarkany -HID

DECISION: The case is continued for 30 days. The next hearing will be on Wednesday, September 27, 1989 at 1:30 P.M. City Hall. Appellant submitted a letter to request for continuance.

#6358 650 Geary Street
Metro-Post, Ltd.
c/o Vintage Properties
(Present)

M. Inan - BID

DECISION: The appeal is granted with the stipulation that all work be completed within 30 days (September 23, 1989).

#6359 737 Post Street M. Inan - BID
Metro-Post, Ltd.
c/o Vintage Properties
(Present)

DECISION: The case is continued for 30 days. The next hearing will be on
Wednesday, September 27, 1989 at 1:30 P.M. City Hall.

FRANCHISE TAX HEARINGS

#3113 1405 Van Ness Avenue D. Langer - HID
Taldan Investment Co.
(Present)

DECISION: The appeal is granted with the stipulation that all work be
completed within six (6) months of July 26, 1989 hearing. If
all work is not completed by January 26, 1990, Notice of Non-
compliance will be referred to the Franchise Tax Board.

#3114 785-87 Clayton Street Y. Morikawa - HID
Harold A. Parker
(Present)

DECISION: The appeal is granted with the stipulation that all work be
completed within six (6) months. If all work is not completed
by February 23, 1990, Notice of Noncompliance will be referred
to the Franchise Tax Board.

#3115 561-67 Birch Street D. Langer - HID
Lam Yuk King
c/o Bill Wong
(Present)

DECISION: The appeal is granted with the stipulation that all work be
completed within 120 days. If all work is not completed by
December 23, 1989, Notice of Noncompliance will be referred
to the Franchise Tax Board.

#3116 2440-46 15th Street M. Tiran - HID
Agnes H. Quigley
(Present)

DECISION: The appeal is granted with the stipulation that all work be
completed within 90 days. If all work is not completed by
November 23, 1989, Notice of Noncompliance will be referred
to the Franchise Tax Board.

#3117 2011 Sacramento Street D. Langer - HID
Frederic F. Barlettani
(Present)

DECISION: The appeal is denied, Notice of Noncompliance will be referred
to the Franchise Tax Board.

FRANCHISE TAX CONTINUANCE

#3094 253 Sanchez Street R. Zarlow - HID
James & Dickau R. Martin
c/o A & D Transportation
(Present)

DECISION: The appeal is denied, Notice of Noncompliance will be referred
to the Franchise Tax Board.

Daniel Cha

= Public Works

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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS

DOCUMENTS DEPT.

AGENDA OF HEARING NO. 322
September 27, 1989
ROOM 282, CITY HALL AT 1:30 P.M.

SEP 19 1989

SAN FRANCISCO
PUBLIC LIBRARY

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

= Public Works

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== CITY AND COUNTY OF SAN FRANCISCO
== ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
== AGENDA OF HEARING NO. 322
== September 27, 1989
ROOM 282, CITY HALL AT 1:30 P.M.

DOCUMENTS DEPT.
SEP 19 1989
SAN FRANCISCO
PUBLIC LIBRARY

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

ABATEMENT APPEALS HEARINGS

<u>Item No.</u>	<u>Page No.</u>	<u>Case No.</u>	<u>Property Address</u>	<u>Inspector</u>
1.	1-3	6360	<u>5530 Mission Street</u> Andre & Carol Alfaro	R. Fung - HID
2.	4-6	6361	<u>275 Fair Oaks Street</u> Daniel F. McKenna	C. Dare - HID
3.	7-9	6362	<u>336-40 Mason Street</u> Geary Mason Investment Co. c/o Gabriel Ng	S. Toy - BID
4.	10-12	6363	<u>2550 Geary Blvd.</u> Guinnane Constr. Co.	P. Redmond -BID
5.	13-15	6364	<u>235 Webster Street</u> The Shane Trust c/o Lawrence H. Shane	P. McKenzie-HID

ABATEMENT APPEALS CONTINUANCE

6.	16-18	6351	<u>460 Lyon Street</u> Sergio Iantorno	R. Dicks - HID
7.	19-22	6355	<u>195 - 25th Ave.</u> Seacliff Plance Homeowner's Assoc. c/o Aimee Karol	L. Kimbell-HID
8.	23-25	6357	<u>634-40 Clay Street</u> On Gee	I. Sarkany -HID
9.	26-28	6359	<u>737 Post Street</u> Metro-Post, Ltd. c/o Vintage Properties	S. Toy - HID

FRANCHISE TAX HEARINGS

10.	29-30	3118	<u>725-29 Clayton Street</u> John D. Moriarty	Y. Morikawa-HID
11.	31-32	3119	<u>39-43 Pearl Street</u> Jack A. Lutzow	P. Lansdorf-HID
12.	33-34	3120	<u>22-24 Ross Alley</u> Mar Association Inc.	I. Sarkany -HID
13.	35-36	3121	<u>1668-72 Fulton Street</u> Michael & Jocelyn Trinidad	D. Langer - HID
14.	37-39	3122	<u>144-46 Scott Street</u> Howard & Daniel Roffman c/o Gateway Apt. Service	P. McKenzie-HID



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: September 12, 1989

Andre & Carol Alfaro

Nature of Appeal:

P. O. Box 12389

☒

Director's Order

☐

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

San Francisco, CA 94112

PROPERTY ADDRESS 5530 Mission Street

BLOCK 7066

LOT 033

APPEAL NO. 6360

S-NC-DEQ DI

INSPECTOR Manuel Tiran

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 4, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on September 12, 1989. *PC*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Andre and Carol Alfaro
Appellant

Appeal Number 6360

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 28, 1989.

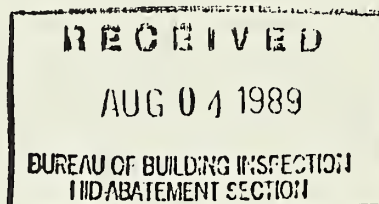
(2) The affected premises are located at 5530 Mission Street, San Francisco. They contain 22 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Per inspection by Department of Public Works, Bureau of Building Inspection, the condition of structure was found to constitute public nuisance under the terms of building code.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

All required repairs requested by the Department of Public Works, Housing Inspection Division, on their letter dated May 29, 1989, were completed prior to the date on item (1), above, and the completion of such repairs was notified to the Housing Inspection Division, at telephone No. 558-6220, upon completion.



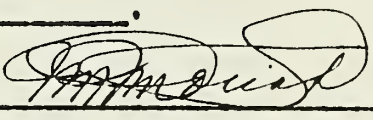
(Attach an additional sheet if necessary.)

(5) The undersigned is the ~~owner/agent/tenant~~, (state which) of the premises described in Paragraph (2) hereinabove: Magda I. McDonald, Office Manager.

(6) The official address of the undersigned is P. O. Box 12389, San Francisco, CA 94112.

Telephone number: 415-334-2900.

Dated: August 4, 1989.


(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6160.



ADDRESS:
5530 MISSION STREET

BLOCK: 7066 LOT: 33
SEQ.: 01 CASE: D10

INSPECTOR:
MANUEL TIRAN

ALFARO, ANDRE & CAROL
P. O. BOX 12389
SAN FRANCISCO, CA 94112

OWNER'S NAME:
ALFARO, ANDRE & CAROL

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 151,853

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 28, 1989 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,498 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 25, 1989

OWNER
FILE (2)
BID (5)

A handwritten signature in dark ink, appearing to read "Richard J. Evans".

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: JUNE 28, 1989



CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Daniel F. McKenna
275 Fair Oaks Street
San Francisco, CA 94110

Date: September 12, 1989

Nature of Appeal:

- ☒ Director's Order
☐ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 275 Fair Oaks Street

BLOCK 3647 LOT 020

APPEAL NO. 6361 S-NC-DEQ DC

INSPECTOR Colbert Dare

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 9, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on September 12, 1989. *JP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

MICHAEL J. McFADDEN
Appellant

Appeal Number 6361

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7/5/, 1989.
- (2) The affected premises are located at 275 FAIR OAKS ST., San Francisco. They contain 2 dwelling units and 4 rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Extension of time to
obtain permit. Building in
probate (owner deceased)

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Request extension of
time (30 days)

RECEIVED

AUG 9 1989

BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove agent.
- (6) The official address of the undersigned is 4060 - 24 ST
S. F. 94114
Telephone number: 641 - 4509
- Dated: 8/9/, 1989.

Michael J. McFadden
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 550-6168.



ADDRESS: 275 FAIR OAKS STREET

BLOCK: 3647 LOT: 20
SEQ. 01 CASE: DC0INSPECTOR:
COLBERT DAREMcKENNA, DANIEL F.
275 FAIR OAKS STREET
SAN FRANCISCO, CA 94110OWNER'S NAME:
McKENNA, DANIEL F.ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE

ORDER NO. 151,987

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 07/05/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,538 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 10 DAYS TO SUBMIT ADEQUATE PLANS.
 2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
 3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.
- THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF AUGUST 1, 1989

A handwritten signature in cursive script, reading "Richard J. Evans".

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKSFILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JULY 5, 1989



CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Geary Mason Investment Co.

3410 Geary Blvd., #237

San Francisco, CA 94118

Date: September 12, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 336-340 Mason Street

BLOCK 315

LOT 18

APPEAL NO. 6362

S-NC-DEQ BW

INSPECTOR Don Condon

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 10, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on September 12, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

GEARY/MASON INVESTMENT CO.

Appellant

Appeal Number 6362

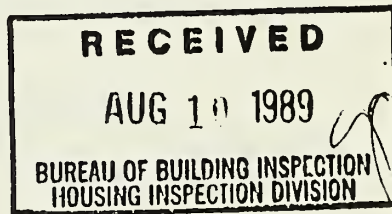
The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on July 5, 1989
- (2) The affected premises are located at 336-340 Mason Street, San Francisco. They contain zero dwelling units and zero rooming units. (property is solely commercial)
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

On or about June 12, 1989, the DPW purportedly sent to Geary/Mason Investment Co. a notice of a July 5, 1989, hearing. Geary/Mason did not receive the June 12, 1989, notice until after July 5, 1989, and thus was denied its due process rights to defend itself at the hearing. The Order of Abatement Under Section 203-203.R of the Building Code (Order No. 151,993) was issued on or about July 5, 1989, as the result of the hearing as to which Geary/Mason did not receive notice in time to appear or defend itself. The Order, incorrectly and improperly contends that the subject property constitutes a public nuisance.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Geary/Mason did not have a fair opportunity to defend itself at the July 5 1989, hearing because it did not receive any notice of said hearing until after July 5, 1989. Geary/Mason therefore asks that the July 5, 1989, Order be rescinded and withdrawn and a new hearing be set, at which time Geary/Mason will be given a fair opportunity to defend itself and a full and complete opportunity to bring all of the relevant facts to the attention of the City.



(Attach an additional sheet if necessary.)

- (5) The undersigned is the ~~owner/agent/tenant~~, (state which) of the premises described in Paragraph (2) hereinabove 336 - 340 Mason Street
- (6) The official address of the undersigned is 1375 Sutter Street, Suite 311
San Francisco, CA 94109
Telephone number: (415) 563-6655

Dated: 8/10, 1989.

(Signature of Appellant)

Gabriel Ng, Owner's Agent

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

DOC- E397703

SFCC-PUBLIC WORKS

Thursday, July 20, 1989

01:06:50pm

TOTAL ->

REEL E916 IMAGE 936

City and County of San Francisco

Department of Public Works

Office of the Director



ADDRESS: 336-340 MASON STREET

BLOCK: 315 LOT: 18
SEQ. 01 CASE: BW0

INSPECTOR:
DON CONDON

GEARY MASON INVESTMENT CO
3410 GEARY BLVD., #237
SAN FRANCISCO, CA 94118

OWNER'S NAME:
GEARY MASON INVEST. CO.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 151,993

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 07/05/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,544 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 15 DAYS TO MEET CITY PLANNING REQUIREMENTS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF AUGUST 1, 1989

FILE (2)
OWNER
BBI (3) (1 signed)

for *Richard J. Evans*
RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: JULY 5, 1989



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Guinnane Construction Co.

1277 Ulloa Street

San Francisco, CA 94116

Date: September 12, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 2550 Geary Bl.

BLOCK 1082

LOT 008

APPEAL NO. 6363

S-NC-DEQ BW

INSPECTOR Patrick Redmond

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 18, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on September 12, 1989. *JP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Guinnane Const Co Inc
Appellant

Appeal Number 6363

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8-18, 1989.

(2) The affected premises are located at 2550 Geary Blvd, San Francisco. They contain 28 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Never was notified of Hearing on 7-12-1989. No one was there to represent the owners of Record.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Don't do what the public nuisance is, or fire or safety code is in this Complaint?

RECEIVED

AUG 18 1989

BUREAU OF BUILDING INSPECTION
HID-ABATEMENT SECTION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.


(6) The official address of the undersigned is 1277 Union St
S F CA 94116
Telephone number: 731-0770.

Dated: 8-18, 1989.

Roy M. Guinnane
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

BUILDING INSPECTION DIVISION



DATE: 07/21/89
PROPERTY ADDRESS:
2550 GEARY BL
BLOCK: 1082 LOT: 008
SEQ: 01 CASE: BW0

GUINNANE CONSTRUCTION CO
1277 ULLOA ST
SAN FRANCISCO CA

OWNER'S NAME:
GUINNANE CONSTRUCTION CO INC

94116

INSPECTOR: PATRICK REDMOND

DISTRICT: 16A CT: 154

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 152037

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/12/89 in accordance with the DPW HEARING ORDER NO. 151630. The hearing was conducted by a representative of the Director. The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

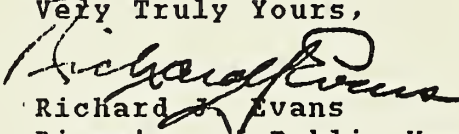
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/08/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 07/12/89

Very Truly Yours,



Richard J. Evans
Director of Public Works

(415)558-6096

16A-P20-P20-005
450 MCALLISTER ROOM 201 SAN FRANCISCO 94102



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

The Shane Trust
c/o Lawrence H. Shane
2191 S. El Camino #4
San Mateo, CA 94402

Date: September 12, 1989

Nature of Appeal:

- ☒ Director's Order
☐ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 235 Webster Street

BLOCK 849 LOT 005

APPEAL NO. 6364 S-NC-DEQ DI

INSPECTOR Patrick McKenzie

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 22, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on September 12, 1989. *JP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

before Sept. 1989
cc
8-11-89
Lawrence H. Shane
Appellant

Appeal Number

6364

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on July 26, 1989.
- (2) The affected premises are located at 235 Webster, San Francisco. They contain four dwelling units and rooming units.

- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I have been ordered to make repairs to my building after first obtaining a building permit. I can't get a permit unless I agree that my 4 unit building is a 3 unit. Whether this is a 3 or 4 unit property is irrelevant to doing the repairs but I can't do them without a permit. This is a catch 22.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I need to get a permit irrespective of whether this is a 3 or a 4 unit property. The number of units can be resolved at a later time but the city needs to know that the repairs have been made and they can't know that without an inspection which won't happen without a permit.

(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove .

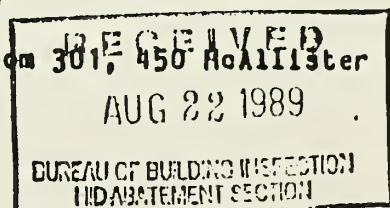
- (6) The official address of the undersigned is 2191 S. El Camino Real #4 San Mateo, CA. 9440

Telephone number: 572-7133.

Dated: August 15, 89, 19 .

Lawrence H. Shane
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 North Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



(14)



ADDRESS: 235 WEBSTER STREET

BLOCK: 849 LOT: 5
SEQ. 01 CASE: D10INSPECTOR:
PATRICK MCKENZIESHANE TRUST, THE
c/o LAWRENCE H. SHANE
2191 S. EL CAMINO #4
SAN MATEO, CA 94402OWNER'S NAME:
SHANE TRUST, THEORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 152,149

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 07/26/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,792 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 15 DAYS TO SUBMIT ADEQUATE PLANS.
 2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
 3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.
- THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF AUGUST 22, 1989

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKSFILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JULY 26, 1989



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
☒ PRESENT

Appellant Sergio Iantorno
Address 117 Clement St.
San Francisco, CA 94118

PROPERTY ADDRESS 460 Lyon St.
BLOCK 1199 LOT 24
HEARING DATE July 26, 1989
APPEAL NUMBER 6351
INSPECTOR C. Boyd

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 60 days. The next hearing will be on Wednesday, September 27, 1989 at 1:30 P.M., City Hall.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(c) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: 8-10-89

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

MAY 12 1989
BUREAU OF BUILDING INSPECTION
ABATEMENT SECTION

The Properties: IANTORNO & Castellucci
Appellant

Appeal Number 6351

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- 1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on April 26th, 1989.
- 2) The affected premises are located at 460 Lyon St. SF. CA. 94118, San Francisco. They contain Seven dwelling units and X rooming units.
- 3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

To remove improperly stored items in garage.
All other items will be corrected on time.

- 4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

- 1) Property was sold in 1987. Violation notice was dated April '88. Property was taken back in foreclosure proceeding in Feb. of '89. Thus, violations were not received until mid March '89.
- 2) Tenant in unit #2 refuses to voluntarily comply with violation by removing items in basement. We must go through legal channels to impound property. Thus to comply the violation within the allotted time I would risk being sued by tenant.

(Attach an additional sheet if necessary.)


- 5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Owner.
- 6) The official address of the undersigned is I & C Properties
5010 Geary Blvd, #3 San Francisco, CA. 94118.
Telephone number: (415) 386-0788.

Dated: 5-10, 1989.

Antonio Castellucci
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

HOUSING INSPECTION DIVISION



DATE: 05/05/89
PROPERTY ADDRESS:
460 LYON ST
BLOCK: 1199 LOT: 024
SEQ: 01 CASE: DAO

IANTORNO SERGIO
117 CLEMENT ST
SAN FRANCISCO CA

OWNER'S NAME:
IANTORNO SERGIO

94118

INSPECTOR: CAREY BOYD
DISTRICT: CT: 165

ORDER OF ABATEMENT UNDER SECTION 203-203.1 OF THE
BUILDING CODE REGULAR ORDER NO. 151329

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 04/26/89 in accordance with the DPW HEARING ORDER NO. 150871.

The hearing was conducted by a representative of the Director.
The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

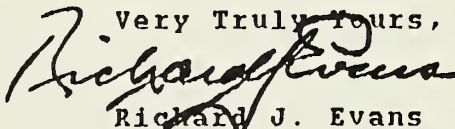
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 05/23/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 04/26/89

Very Truly Yours,



Richard J. Evans
Director of Public Works

(415)558-6220

P20-D20-006C
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102



CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
☒ PRESENT

Appellant Seacliff Place Homeowner's Assoc.

Address c/o Aimee Karol
195 - 25th Avenue, #302
San Francisco, CA 94121

PROPERTY ADDRESS 195 - 25th Avenue
BLOCK 1333 LOT 44
HEARING DATE August 23, 1989
APPEAL NUMBER 6355
INSPECTOR L. Kimbell

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday,
September 27, 1989 at 1:30 P.M. City Hall.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: AUG 31 1989

RECEIVED

JUL 7 1989

BUREAU OF BUILDING INSPECTION
HID-ABATEMENT SECTIONAPPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCOSeacliff Place Homeowner's Association
AppellantAppeal Number 6355

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.
- (2) The affected premises are located at 195 25th Avenue, San Francisco. They contain 12 dwelling units and -0- rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

All work required to be done per the inspection report of 8-12-88 has been completed except for the providing of a locking thermostat. The owners of the condominiums in this building are appealing the requirement that a non-tamperable thermostat be placed in any of the units. The heating system is boiler powered steam heating.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

We are requesting waiver of the requirement for a nontamperable or locking thermostat. All current occupants of the building believe that the thermostat is unnecessary because, the heating is more than adequate and is on a timer system, the south side of the building becomes overly hot due to sun exposure and therefore would affect the thermostat or make the south side even hotter if the thermostat were placed on the north side, and the radiators also may be shut off impacting the accuracy of the thermostat for the building. It is not possible to remain in compliance with the requirement that the thermostat be located in a unit other than an owner or manager's unit since the manager assignment may rotate and an owner may move into a unit previously occupied by a tenant.

(see attached)

(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.
- (6) The official address of the undersigned is 195 25th Ave. #302 San Francisco, CA 94121

Telephone number: Home 752-2704 Work 955-9419

Dated: 7/5, 1989Annul Karl - Secretary

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

4) We are requesting waiver of the requirement for a nontamperable or locking thermostat. All current occupants of the building believe that the thermostat is unnecessary because, the heating is more than adequate and is on a timer system, the south side of the building becomes overly hot due to sun exposure and therefore would affect the thermostat or make the south side even hotter if the thermostat were placed on the north side, and the radiators also may be shut off impacting the accuracy of the thermostat for the building. It is not possible to remain in compliance with the requirement that the thermostat be located in a unit other than an owner or manager's unit since the manager assignment may rotate and an owner may move into a unit previously occupied by a tenant.

tenant occupant of unit #101

Laura L. Webster

owner occupant of unit #102

Howard Hopman

owner occupant of unit #201

Benjamin

owner occupant of unit #202

Sandy Beow

tenant occupant of unit #301

Ed. Hivady
H. H. Hivady

owner occupant of unit #302

Amiefaure

owner occupant of unit #401

Maule R. Conway

owner occupant of unit #402

Maggie Lee

owner occupant of unit #501

Norma N. Baranek

tenant occupant of unit #502

Beneth K. Kausky

owner occupant of unit #601

John Y. Y. Y.

owner occupant of unit #602

Walter Harrington



ADDRESS:
195 - 25th AVENUE

BLOCK: 1333 LOT: 44
SEQ.: 01 CASE: DAO

INSPECTOR:
LOUISE KIMBELL

TORSTEN C. E. & JANE SANDSTROM
21 ALLEY 2-3 CHURCHES STREET
BALZAN, MALTA

OWNER'S NAME:
TORSTON C.E. SANDSTROM

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 151,604

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MAY 31, 1989 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,267 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JUNE 27, 1989

OWNER
FILE (2)
BID (5)

A handwritten signature in dark ink, appearing to read "Richard J. Evans".

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: MAY 31, 1989



CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

- ☒ ABSENT
☐ PRESENT

Appellant On Gee

Address 1717 Stockton Street
San Francisco, CA 94133

PROPERTY ADDRESS 634-40 Clay Street

BLOCK 208 LOT 8

HEARING DATE August 23, 1989

APPEAL NUMBER 6357

INSPECTOR I. Sarkany

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, September 27, 1989 at 1:30 P.M. City Hall. Appellant submitted a letter to request for continuance.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: AUG 31 1989

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

ON GEE

Appellant

Appeal Number

6357

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on May 31, 1989.

(2) The affected premises are located at 640 Clay Street, San Francisco. They contain _____ dwelling units and 100 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

INSTALLATION OF HARD-WIRE SMOKE DETECTORS. ALL OTHER VIOLATIONS (REPLACEMENT OF BATHROOM WINDOW, ETC.) HAVE BEEN CORRECTED.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

EXTRA TIME NEEDED TO COMPLETE PLANS TO REMODEL OR REFURBISH ROOMS AND TO DETERMINE WHETHER EXTENDING SPRINKLER SYSTEM OR ^{INSTALLING} HARDWIRE SMOKE DETECTORS AFFORDS BETTER COST EFFECTIVE PROTECTION. Also time needed to NEGOTIATE TERMS BETWEEN OWNER AND LESSEE. BATTERY-OPERATED SMOKE DETECTORS ARE IN PLACE ALREADY, AUGMENTING THE SPRINKLER SYSTEM.

RECEIVED

JUL 13 1989

BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The official address of the undersigned is 640 Clay Street, San Francisco, CA 94111.

Telephone number: 415-382-8668.

Dated: July 14, 1989.

Sylvia Samija

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6160.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 06/16/89
PROPERTY ADDRESS:
634-640 CLAY ST
BLOCK: 0208 LOT: 008
SER: 01 CASE: DAO

ON GEE
1717 STOCKTON ST
SAN FRANCISCO CA

OWNER'S NAME:
ON GEE

94133

INSPECTOR: IVAN SARKANY
DISTRICT: CT: 115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 151598

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/31/89 in accordance with the DPW HEARING ORDER NO. 151259. The hearing was conducted by a representative of the Director. The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/04/89.

Owner
File (2)
BID (5) (1 Signed)
Approved: 05/31/89

Very Truly Yours,

Richard J. Evans
Richard J. Evans
Director of Public Works



CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
☒ PRESENT

Appellant Metro-Post, Ltd.
c/o Vintage Properties
Address 393 Vintage Park Drive
Foster City, CA 94404
Attn: Pamela Long

PROPERTY ADDRESS 737 Post Street
BLOCK 304 LOT 21
HEARING DATE August 23, 1989
APPEAL NUMBER 6359
INSPECTOR M. Inan

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday,
September 27, 1989 at 1:30 P.M. City Hall.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: AUG 31 1989

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

METRO-POST, LTD.

Appellant

Appeal Number

6359

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 28, 1989
- (2) The affected premises are located at 737 Post Street, San Francisco. They contain 139 dwelling units and no rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of Abatement No. 151,869 relating to expiration of Temporary Certificate of Occupancy, absence of four hour fire separation between adjacent Alcazar Theater Building and two minor items which have been corrected.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)
 - (a) Rescind Order as permit has now been issued for work to bring building into conformance with the San Francisco Building Code, and the work is now in progress.
 - (b) Pending completion of this work, permit occupancy of all dwelling units in the Central Tower and Geary Street buildings of this Project other than those units up to fifty feet above the area of the Alcazar Building roof requiring four hour protection. This was the initial order of the Bureau of Building Inspection in the May 3, 1989 letter from L.L. Litchfield to E. W. Rosson. There is no indication that the absence of this fire separation poses a substantial hazard to the occupants of any other dwelling units in the Project.

RECEIVED

JUL 19 1989

BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove _____
- (6) The official address of the undersigned is c/o Vintage Properties, 393 Vintage Park Drive, Foster City, CA 94404 Attention: Pamela Long
Telephone number: (415) 341-6551

Dated: July 28, 1989.

METRO-POST, LTD.

By Vintage Properties-Post Street

(Signature of Appellant)

By: Pamela Long

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

Case of
City and County of San Francisco



ADDRESS:
737 POST ST., #6000

BLOCK: 304 LOT: 21
SEQ.: 01 CASE: BW0

METRO-POST LTD.
c/o SHRON GERKING
393 VINTAGE PARK DR., #150
FOSTER CITY, CA 94404

Department of Public Works

Office of the Director

Appeal fee paid

INSPECTOR:
DON CONDON

88
7-19-89

OWNER'S NAME:
METRO-POST LTD.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 151,869

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 28, 1989 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,719 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 25, 1989

OWNER
FILE (2)
BID (5)

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: JUNE 28, 1989

(28)



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

John D. Moriarty

2566 - 23rd Avenue

San Francisco, CA 94116

Date: September 12, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 725-729 Clayton St.

BLOCK 1253 LOT 007

APPEAL NO. 3118 S-NC-DEQ DI

INSPECTOR Yasu Morikawa

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 4, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on 9-12-89. *DN*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

JOHN D Moriarty
Appellant

Appeal Number 3118

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 725- 727- 729 ^{CLAYTON} CLAYTON ST., San Francisco. They contain 3 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

An illegal apartment was vacated - Plans were submitted & an B.P.A. Filed.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I need more Time pending Response from the Central Permit Bureau. My plans have been submitted BPA- 8905012. Once I hear from the Central Permit Bureau, the work will be done immediately.

*Rec'd
89
8-4-89*

(Attach an additional sheet if necessary.)

5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

6) The official address of the undersigned is 2566- 23rd Avenue
San Francisco Cal 94116

Telephone number: 731-1851 (500)

Dated: 8/3, 1989.

John D Moriarty
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6160.



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Jack A. Lutzow

240 Dolores St., #321

San Francisco, CA 94103

Date: September 12, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 39-43 Pearl Street

BLOCK 3502 LOT 062

APPEAL NO. 3119 S-NC-DEQ DA

INSPECTOR Paul Lansdorf

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 9, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on September 12, 1989. *2A*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

JACK A. LUTZOW

Appellant

Appeal Number 3119

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) ~~The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____.~~

(2) The affected premises are located at 31-42 PEARL ST., San Francisco. They contain 4 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

AM IN THE PROCESS OF COMPLETING THE SUB STANDARD CONDITIONS AS FOLLOWS:

WATER SPRINKLES INSTALLED, NEED TO HAVE METER INSTALLED

STORAGE-UTILITY ROOM WINDOW + IRON GRATE COMPLETED

FIRE EXTINGUISHERS MOUNTED IN HALLWAY.

STILL IN THE PROCESS OF ~~SECURING~~ SECURING BIDS ON SECURITY FOR GLASS ENTRY DOORS

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

NEED ADDITIONAL 30 DAYS TO COMPLETE CONDITIONS

RECEIVED
AUG 09 1989
BUREAU OF BUILDING INSPECTION
HIDABATEMENT SECTION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER.

(6) The official address of the undersigned is 240 DOLORES # 321
SAN FRANCISCO CA 94103
Telephone number: 863 6628.

Dated: AUG 7, 1989.

Jack A. Lutzow
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(32)



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: September 12, 1989

Mar Association Inc.

Nature of Appeal:

22A Ross Alley

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

San Francisco, CA 94108

PROPERTY ADDRESS 22-24 Ross Alley

BLOCK 193

LOT 029

APPEAL NO. 3120

S-NC-DEQ DC1

INSPECTOR Ivan Sarkany

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 9, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on September 12, 1989. *JP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

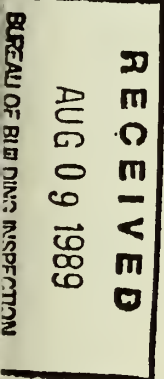
Mar Family Association
Appellant

Appeal Number

3120

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) Building Inspection Dept. alleged that the 3rd floor illegally converted into commercial usage from apartment.
- (2) The affected premises are located at 22 - 24 Ross Alley, San Francisco. They contain three dwelling units and two stores.
~~rooming units~~
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
The owner's usage of the 3rd floor for residential and association purposes has been the same since purchasing the building 12 years ago when they obtained a permit to remove 2 walls and enlarged the living room. Application No. 7808045, Permit No. 439226 issued Aug. 17, 1978.
- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)
Would like to maintain the existing usage of building and legalize the violation, if any, as is or obtain a permit to do so.



(Attach an additional sheet if necessary.)

- (5) The undersigned is the ~~owner~~/agent/~~member~~, (state which) of the premises described in Paragraph (2) hereinabove Agent.
- (6) The official address of the undersigned is 234 - 17th Ave., San Francisco, 94121.
Telephone number: (415) 221-9353.

Dated: August 9, 1989.

George (G) ...
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(34)



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Michael & Jocelyn Trinidad

8 Inverness Street

San Francisco, CA 94132

Date: September 12, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 1668-1672 Fulton Street

BLOCK 1176 LOT 016

APPEAL NO. 3121 S-NC-DEQ DA

INSPECTOR Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 11, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on September 12, 1989. *PC*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Michael R. Trinidad
Appellant

Appeal Number

3121

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

2) The affected premises are located at 1668-72 Fulton St., San Francisco. They contain three (3) dwelling units and nine (9) rooming units.

3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Extensive work needs to be done to fireproof storage units downstairs, and the entire hallway stretching all the way from the back to the front of the building, plus the installation of a handrail by the stairs leading from the street to the storage units area.

4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I do not live in San Francisco permanently, and have not been since November, 1988. It was during my absence that my sister-in-law received the first notice of substandard rental property. She was not able to remedy the situation, and therefore, I, need more time to have my contractor finish the work prior to inspection. I have already brought my contractor in to inspect the property and make the necessary cost estimates.

I would therefore like to request an extension of the deadline given to me to finish the work for another month beginning today, August 8, 1989.

RECEIVED

AUG 11 1989

BUREAU OF BUILDING INSPECTION
HID-ABATEMENT SECTION

(Attach an additional sheet if necessary.)

5) The undersigned is the owner/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove 1668-72 Fulton St. San Francisco, CA.

6) The official address of the undersigned is 8 Inverness Dr. San Fran, CA 94132

Telephone number: (415) 564-8731 or 665-9024 (Contractor, Mr. Punzalan)

Dated: August 8, 1989.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(36)



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Howard & Daniel Roffman
c/o Gateway Apt. Services Inc.
P. O. Box 31515
San Francisco, CA 94131

Date: September 12, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 144-146 Scott Street

BLOCK 862 LOT 020

APPEAL NO. 3122 S-NC-DEQ DI

INSPECTOR McKenzie

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 11, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on September 12, 1989. *2a*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Howard Roggman
Appellant

Appeal Number 3122

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

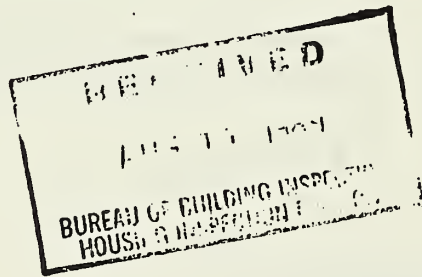
~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at _____, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Please see attached

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)



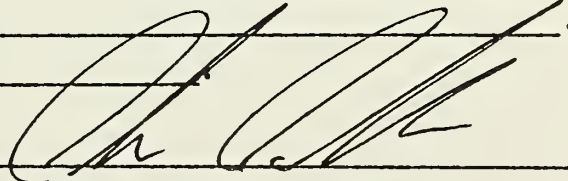
(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The official address of the undersigned is _____.

Telephone number: 621-7069

Dated: 8/10, 1989.


(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



APPEAL to the ABATEMENT APPEALS BOARD
of the City and County of San Francisco

DATE: August 10, 1989

3122

Appeal Number

APPELLANT

Howard Roffman
c/o Gateway Management & Realty
Chris M. Collins, Property Manager
P.O. Box 31515, San Francisco, CA 94131
(415) 621-7069

BBI/IIID Inspector

Patrick McKenzie

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(2) AFFETED PREMISES LOCATED AT
144-146 Scott Street, San Francisco

They contain three dwelling units.

(3) **FACTS:** This property is in an RH-# zone, which permits three-family dwellings. In 1946, the building was apparently converted from two flats to three apartments pursuant to Building Permit No. 84562. At some time subsequent to that, the two apartments on the first floor were re-combined to the original flat configuration and an additional apartment was constructed on the ground floor. no building permit was apparently issued for this work. However, when the applicant purchased the building, it had been in use in its present form for many years, and, before he purchased the building, he was told by City officials that the units were legal and the 3-R report showing three legal dwelling units was accurate.

City Planning is now reviewing this case, No.: 89.317V. We have plans on file pending their review, including the only remaining plans showing proposed sprinklering of the building plus a parking plan which would allow a second vehicle to park "in tandem" as the Accessors's record of 1946 indicated was the case at that time.

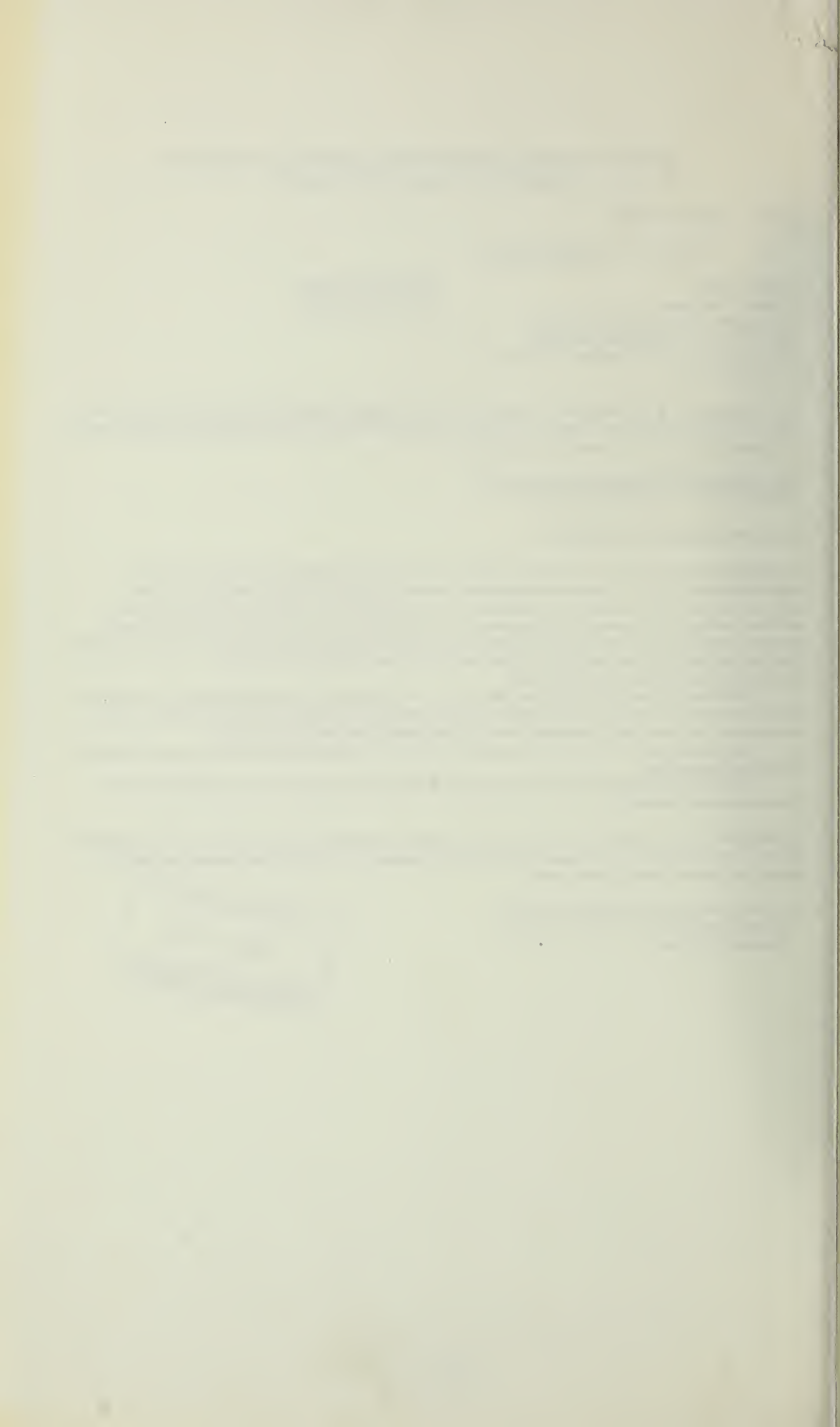
Therefore all applicable permits and plans have been filed with the city and are now awaiting approval from the city and not the appellant.

Therefore this should not be on appeal until City Planning reviews and responds to the documents now before it.

(4) **RELIEF:** At some point in the process it may be necessary to seek relief from the Board however it is my belief that this case is not at this time subject to appeal until City Planning responds to the permits and documents submitted to legalize this different version of the third unit.

cc: Patrick McKenzie, Housing Inspector
Craig Brown, Fire Prevention Inspector
Howard Roffman





SF
285.10
2
127/89

= Public Works

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 322
September 27, 1989
ROOM 282, CITY HALL AT 1:30 P.M.

DOCUMENTS DEPT.
OCT 17 1989
SAN FRANCISCO
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

Omar J. Saleh, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores

BUREAU OF BUILDING INSPECTION
REPRESENTED BY:

Don Chan, Secretary of AAB
M. Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.
Barry Pearl - City Planning

ABATEMENT APPEALS BOARD HEARINGS

INSPECTOR

#6360 5530 Mission Street
Andre & Carol Alfaro
c/o Ms. McDonald, Prop. Manager
(Present)

R. Fung - HID

DECISION: The appeal is granted with the stipulation that all work be completed within 30 days (October 27, 1989).

#6361 275 Fair Oaks Street
Daniel F. McKenna
c/o Mike McFadden
(Present)

C. Dare - HID

DECISION: The case is continued for 60 days. The next hearing will be on Wednesday, November 22, 1989 at 1:30 P.M. City Hall.

#6362 336-40 Mason Street
Geary Mason Investment Co.
c/o John Grisell
(Present)

S. Toy - BID

DECISION: The appeal is granted with the following stipulations:
(1) If the appellant did not remove the obstruction blocking the 2nd means of egress within 48 hrs. from this hearing date, the case will refer to City Attorney immediately.
(2) Appellant shall confirm with the inspector regarding the code violations and all the work be completed within 180 days (March 27, 1990).

#6363 2550 Geary Blvd.
Guinnane Constr. Co.
(Present)

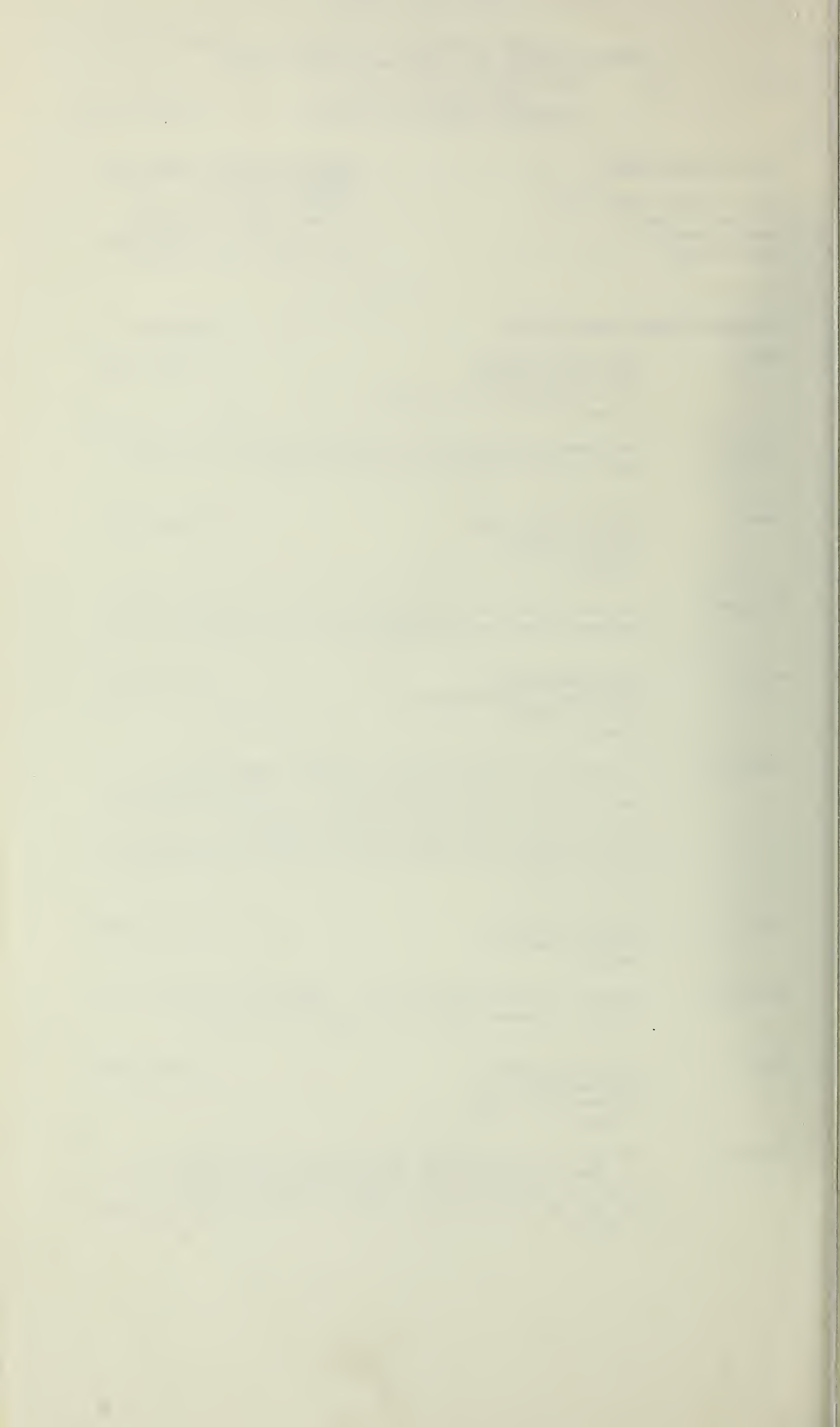
P. Redmond - BID

DECISION: The case is continued for 60 days. The next hearing will be on Wednesday, November 22, 1989 at 1:30 P.M. City Hall.

#6364 235 Webster Street
The Shane Trust
c/o Lawrence H. Shane
(Present)

P. McKenzie-HID

DECISION: The appeal is granted with the following stipulations:
(1) That a Building Permit Application is to be filed within 30 days for revert back to 3 units. (October 27, 1989)
(2) All the work be completed within 180 days after the permit is issued.



Abatement Appeal Board & Franchise Tax Hearings
Minutes of Hearing No. 322
Wednesday, September 27, 1989

ABATEMENT APPEALS CONTINUANCE

#6351 460 Lyon Street R. Dicks - HID
 Sergio Iantorno
 (Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 30 days (October 27, 1989). Board Member Abend did not vote.

#6355 195 - 25th Avenue B. Noelke - HID
 Seacliff Place Homeowner's Assoc.
 (Present)

DECISION: The appeal is granted with the following stipulations:
 (1) The time clock be reset for required hour of heating.
 (2) Appellant is required to submit a plumber's statement as to why installation of a thermostat is not efficient in the building. After the Housing Inspection Division receive the plumber's statement, the thermostat requirement will be waived.
 (3) All the work be completed within 30 days (October 27, 1989).

#6357 634-40 Clay Street I. Sarkany -HID
 On Gee
 (Absent)

DECISION: Appellant not being represented, the appeal is automatically denied.

#6359 737 Post Street S. Toy - BID
 Metro-Post, Ltd.
 c/o Vintage Properties
 (Absent)

DECISION: Appellant not being represented, the appeal is automatically denied.

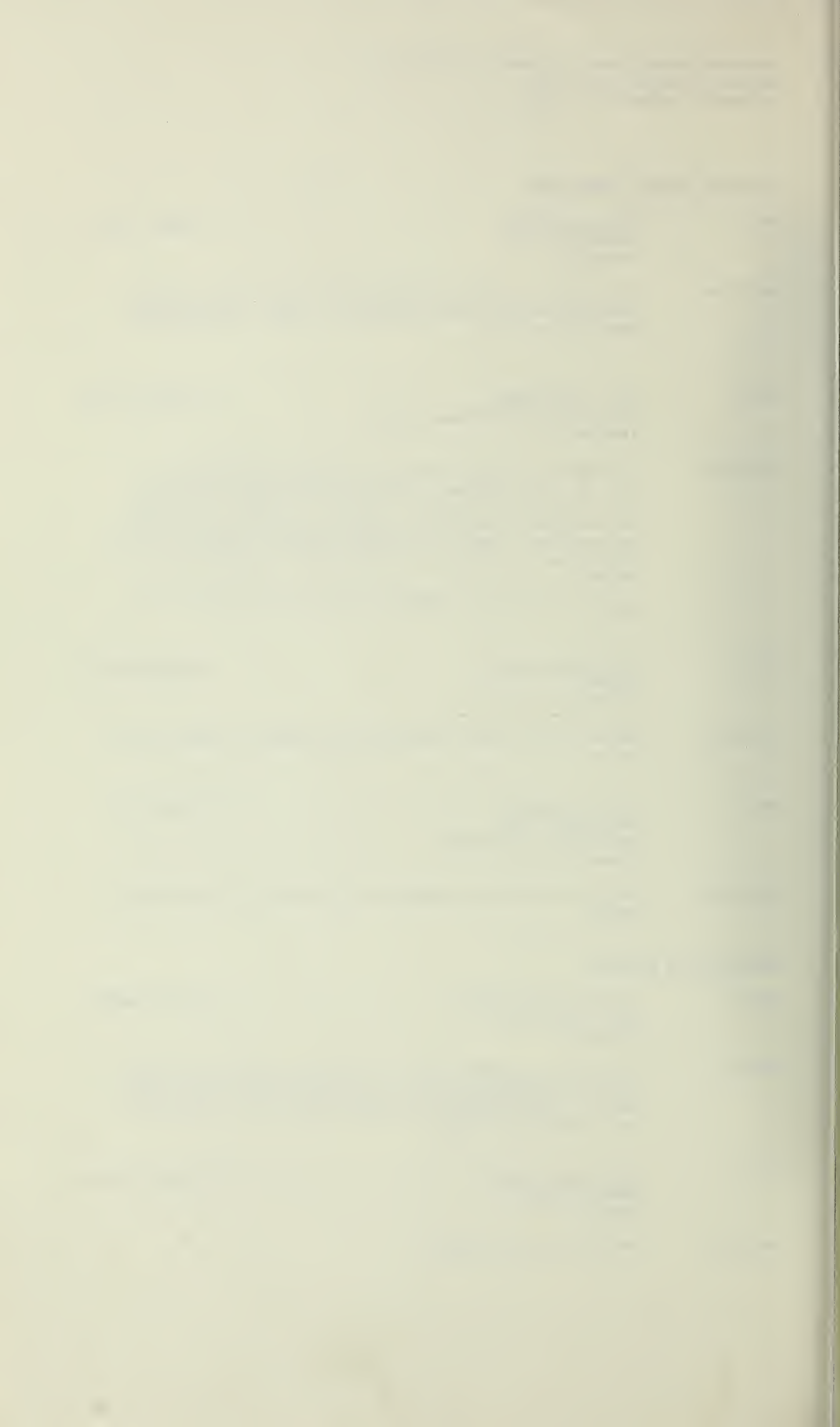
FRANCHISE TAX HEARINGS

#3118 725-29 Clayton Street Y. Morikawa-HID
 John D. Moriarty
 (Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 180 days. If all work is not completed by March 27, 1990, Notice of Noncompliance will be referred to the Franchise Tax Board.

#3119 39-43 Pearl Street P. Lansdorf -HID
 Jack A. Lutzow
 (Absent)

DECISION: The case has been abated.



Abatement Appeal Board & Franchise Tax Hearings
Minutes of Hearing No. 322
Wednesday, September 27, 1989

#3120 22-24 Ross Alley I. Sarkany -HID
Mar Association Inc.
c/o George Woo
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 180 days. If all work is not completed by March 27, 1990, Notice of Noncompliance will be referred to the Franchise Tax Board.

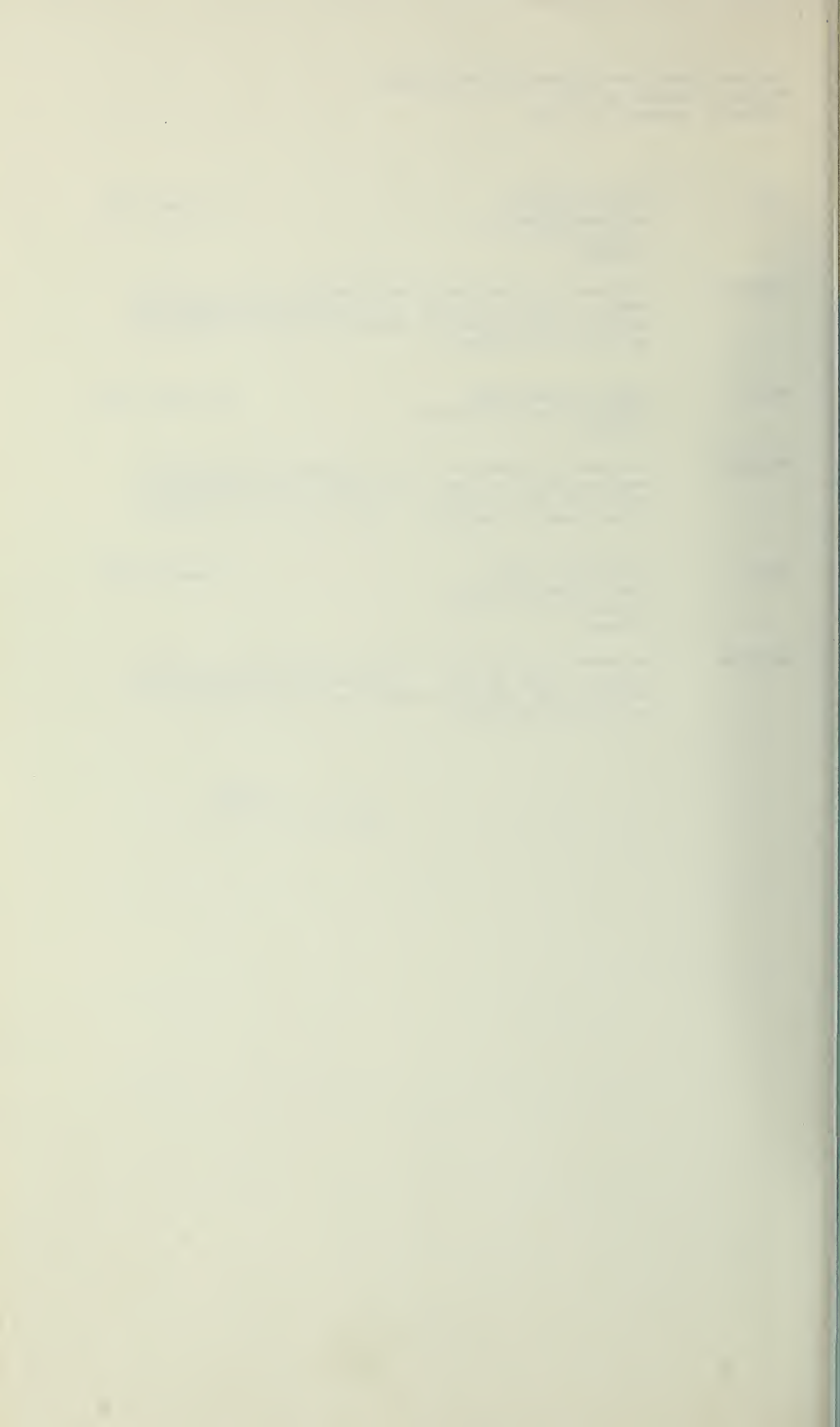
#3121 1668-72 Fulton Street D. Langer - HID
Michael & Jacelyn Trinidad
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 30 days. If all work is not completed by October 27, 1989, Notice of Noncompliance will be referred to the Franchise Tax Board.

#3122 144-46 Scott Street P. McKenzie-HID
Howard & Daniel Roffman
c/o Gateway Apt. Service
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 180 days. If all work is not completed by March 27, 1990, Notice of Noncompliance will be referred to the Franchise Tax Board.





SF
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" 1
10/25/89

= Public Works

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 323
October 25, 1989
ROOM 282, CITY HALL AT 1:30 P.M.

007 17 1989
SAN FRANCISCO
PUBLIC LIBRARY

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector

SF
P85.10
" 1
10/25/89

= Public Works

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 323
October 25, 1989
ROOM 282, CITY HALL AT 1:30 P.M.

007 17 1009
SAN FRANCISCO
PUBLIC WORKS

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

ABATEMENT APPEALS HEARINGS

<u>Item No.</u>	<u>Page No.</u>	<u>Case No.</u>	<u>Property Address</u>	<u>Inspector</u>
1.	1-3	6365	<u>1353 Harrison Street</u> David F. Kiely c/o Siegel & Feldstein	J. Lee - BID
2.	4-6	6366	<u>2148 Pine Street</u> Eliz & Lafayette Jamerson	M. Ruiz - BID
3.	7-11	6367	<u>152-54 Delmar Street</u> Cerccone G. James	Y. Morikawa-HID

FRANCHISE TAX HEARINGS

4.	12-13	3123	<u>840 Van Ness Avenue</u> Victor Huang	D. Gogna - HID
5.	14-15	3124	<u>1337-39 Natoma Street</u> Maria Larsen c/o Emilia Reyes	M. Ruiz - BID
6.	16-17	3125	<u>255 Shrader Street</u> Joseph J. Giraud	R. Dicks - HID
7.	18-19	3126	<u>46-48 Ramona Avenue</u> Richard F. Dewey	M. Ruiz - BID
8.	20-21	3127	<u>3818 - 22nd Street</u> Joseph A. Carignan	C. Dare - HID
9.	22-23	3128	<u>2514 Pine Street</u> John Papa	A. Fong - HID
10.	24-25	3129	<u>1451-53 McAllister St.</u> Thomas & Pamela Saylor	A. Fong - HID

FRANCHISE TAX REHEARING

11.	26-29	3096	<u>1480 Page Street</u> Jack L. Cook c/o Paul Newman	C. Dare - HID
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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY -
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

David F. Kiely
c/o Siegel & Feldstein
2062 Union Street

San Francisco, CA 94123

Date: October 11, 1989

Nature of Appeal:

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 1353 Harrison Street

BLOCK 3525 LOT 074

APPEAL NO. 6365 S-NC-DEQ BC1

INSPECTOR ~~Jim Hutchinson~~ J. Lee

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 29, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan
Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on October 11, 1989. *JD*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DAVID F. KIELY

Appellant

Appeal Number

6365

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on July 26, 1989.

(2) The affected premises are located at 1353 Harrison San Francisco. They contain 2 dwelling units and 2 commercial ~~rooming units~~ units as per permit.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The owner/owners of said structure are appealing the order of abatement #152145. Owners had secured necessary permits for renovation of property with architect Paul Chow and got approvals. Partnership suffered financial reverses and was unable to complete renovation. Renovation started in October 1988 and building inspector signed off. The property is listed for sale and has had a lot of activity. The building is clean and secured and fully insured and does not constitute a hazard to anyone as it is vacant.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

We would like an extension of the action taken by the Appeals Board so that we can successfully sell the building and to make new owners aware of permit requirements. If we are not able to get an extension, we would be willing to do whatever is necessary to stay this order.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/benant, (state which) of the premises described in Paragraph (2) hereinabove _____

c/o SIEGEL & FELDSTEIN
2062 Union Street

(6) The official address of the undersigned is _____

San Francisco, California 94123

Telephone number: 931-2426

Dated: August 28, 1989.

(Signature of Appellant)

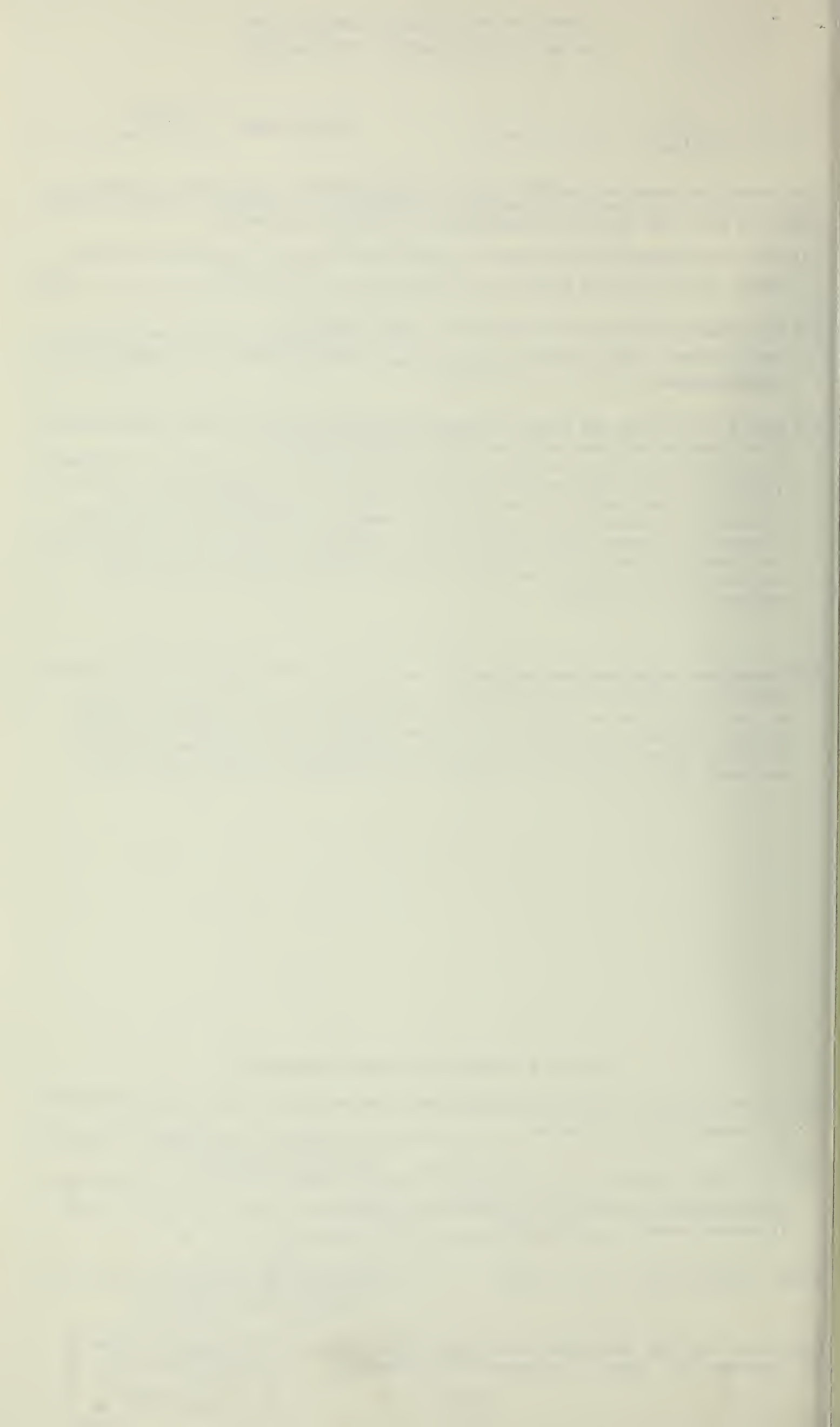
File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(2)

RECEIVED

AUG 29 1989

PERMITS DIVISION





BUILDING INSPECTION DIVISION

DATE: 07/26/89
PROPERTY ADDRESS:
1353 HARRISON ST
BLOCK: 3525 LOT: 074
SEQ: 01 CASE: BC1

KIELY DAVID F
% SIEGEL & FELDSTEIN INC
2062 UNION ST
SAN FRANCISCO CA

OWNER'S NAME:
KIELY DAVID F .250

INSPECTOR: JIM HUTCHENSON

94109

DISTRICT: 03A

CT: 180

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 152145

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/26/89 in accordance with the DPW HEARING ORDER NO. 151591. The hearing was conducted by a representative of the Director. The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/22/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 07/26/89

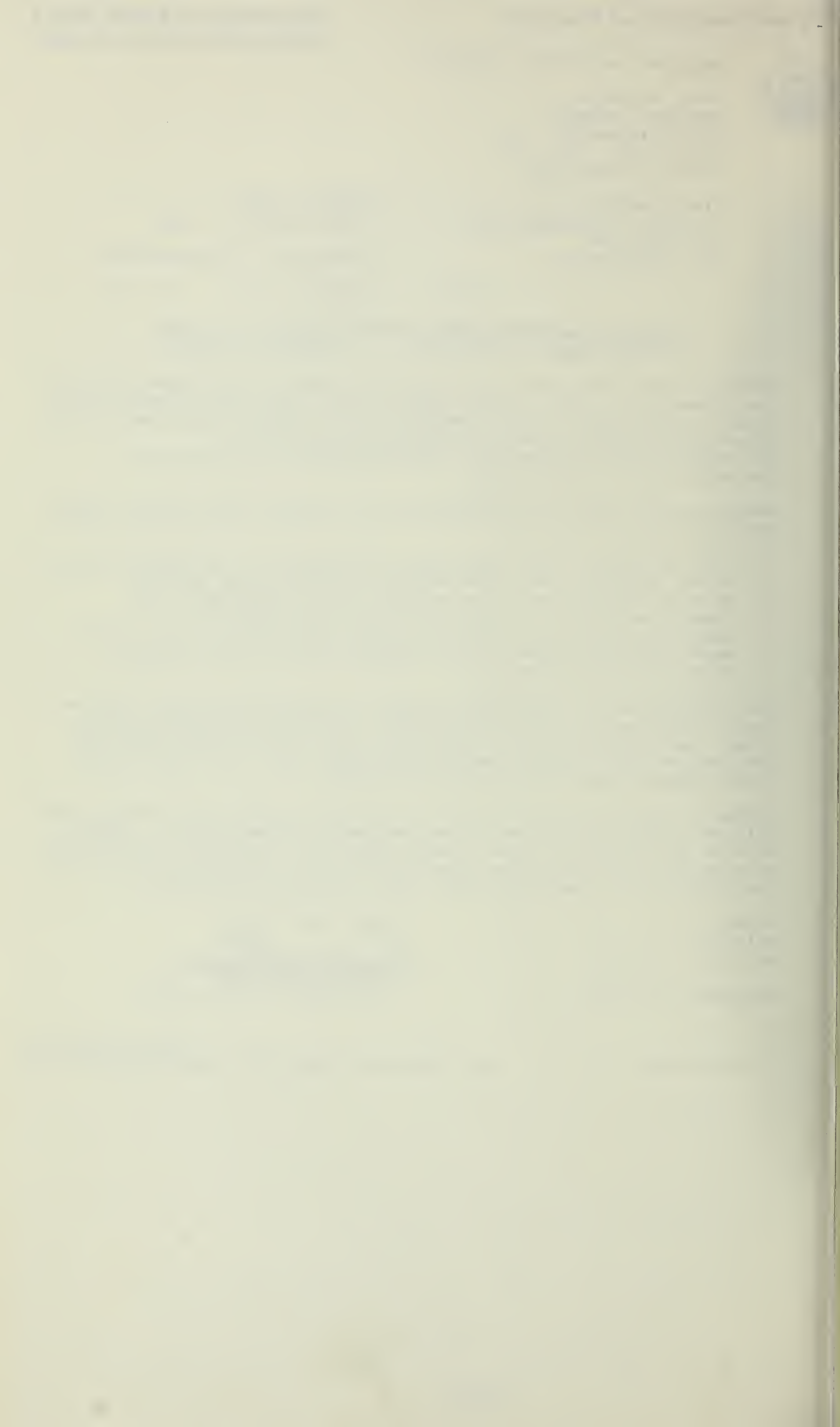
Very Truly Yours,

A handwritten signature in dark ink, appearing to read "Richard S. Evans".

Richard S. Evans
Director of Public Works

(415)558-6096

03A-P20-P20-002
450 MCALLISTER ROOM 201 SAN FRANCISCO 94102





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Eliz & Lafayette Jamerson

904 Steiner Street

San Francisco, CA 94117

Date: October 11, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 2148 Pine Street

BLOCK 652 LOT 012

APPEAL NO. 6366 S-NC-DEQ BW

INSPECTOR ~~Allan Thompson~~ M. Ruiz

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 30, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellants & Appellants agent on Oct. 11, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

Fee pd.

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

JAMERSON, ELIZ. & LAFAYETTE
Appellant

Appeal Number 6366

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7-26, 1989.
- (2) The affected premises are located at 2148 Pine St., San Francisco. They contain 2 dwelling units and rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order # 152153

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

- 1- Lack of timely notification of Hearing.
- 2- Work is in process, permit had been issued before hearing of 7-26-89.
- 3- Not enough time.

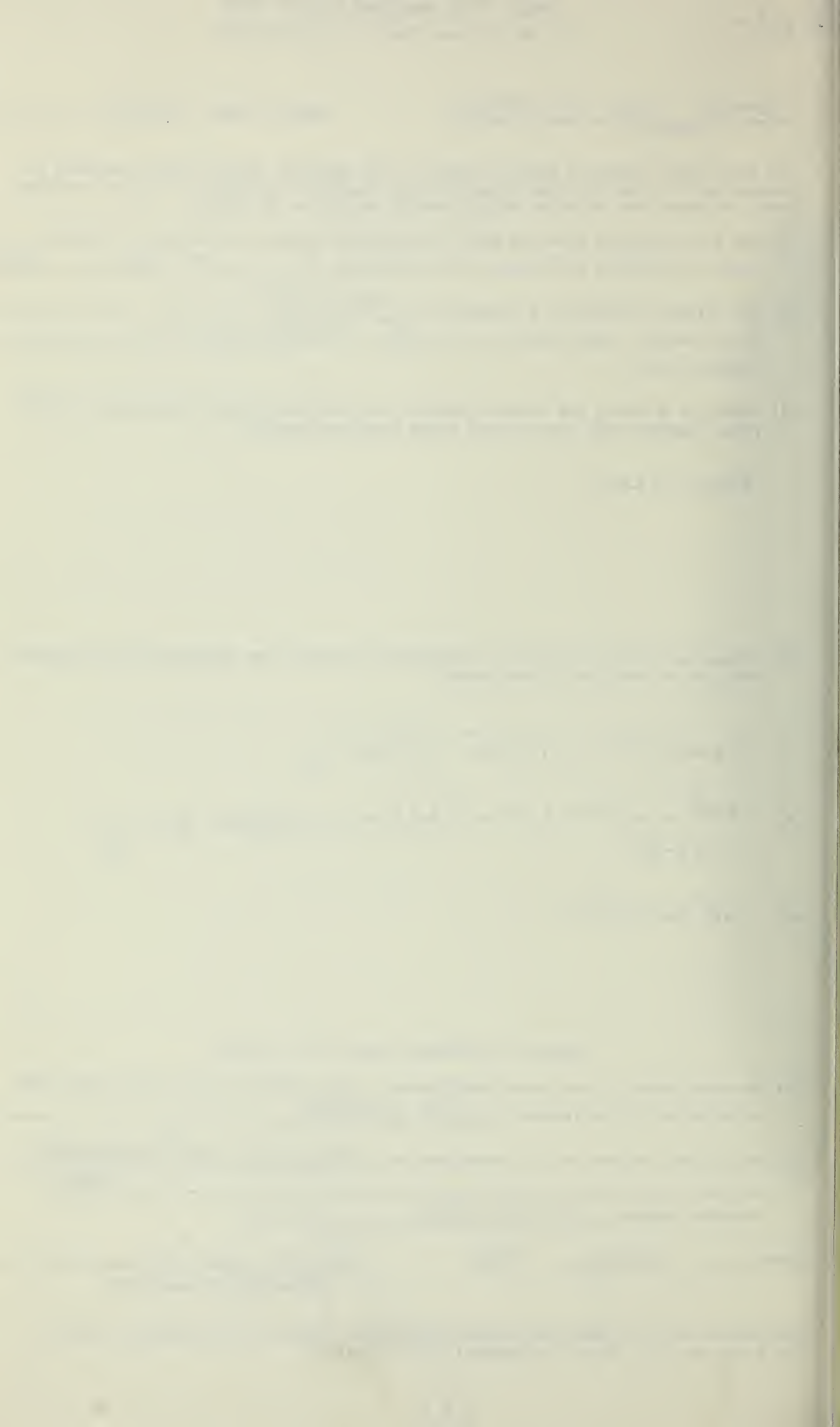
(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Agent, Contractor.
 - (6) The official address of the undersigned is POB 5263, SAN FRANCISCO, CA.
94101.
- Telephone number: (415) 821-7600

Dated: 30 Aug., 1989.


(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





BUILDING INSPECTION DIVISION

DATE: 08/04/89
PROPERTY ADDRESS:
2148 PINE ST
BLOCK: 0652 LOT: 012
SEQ: 01 CASE: BWO

JAMERSON ELIZ & LAFAYETTE
904 STEINER ST
SAN FRANCISCO CA

94117

OWNER'S NAME:
JAMERSON ELIZ & LAFAYETTE

INSPECTOR: ALLAN THOMPSON

DISTRICT: 14A CT: 152

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 152155

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/26/89 in accordance with the DPW HEARING ORDER NO. 151803. The hearing was conducted by a representative of the Director. The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

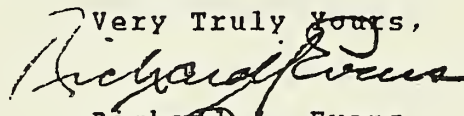
1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/22/89.

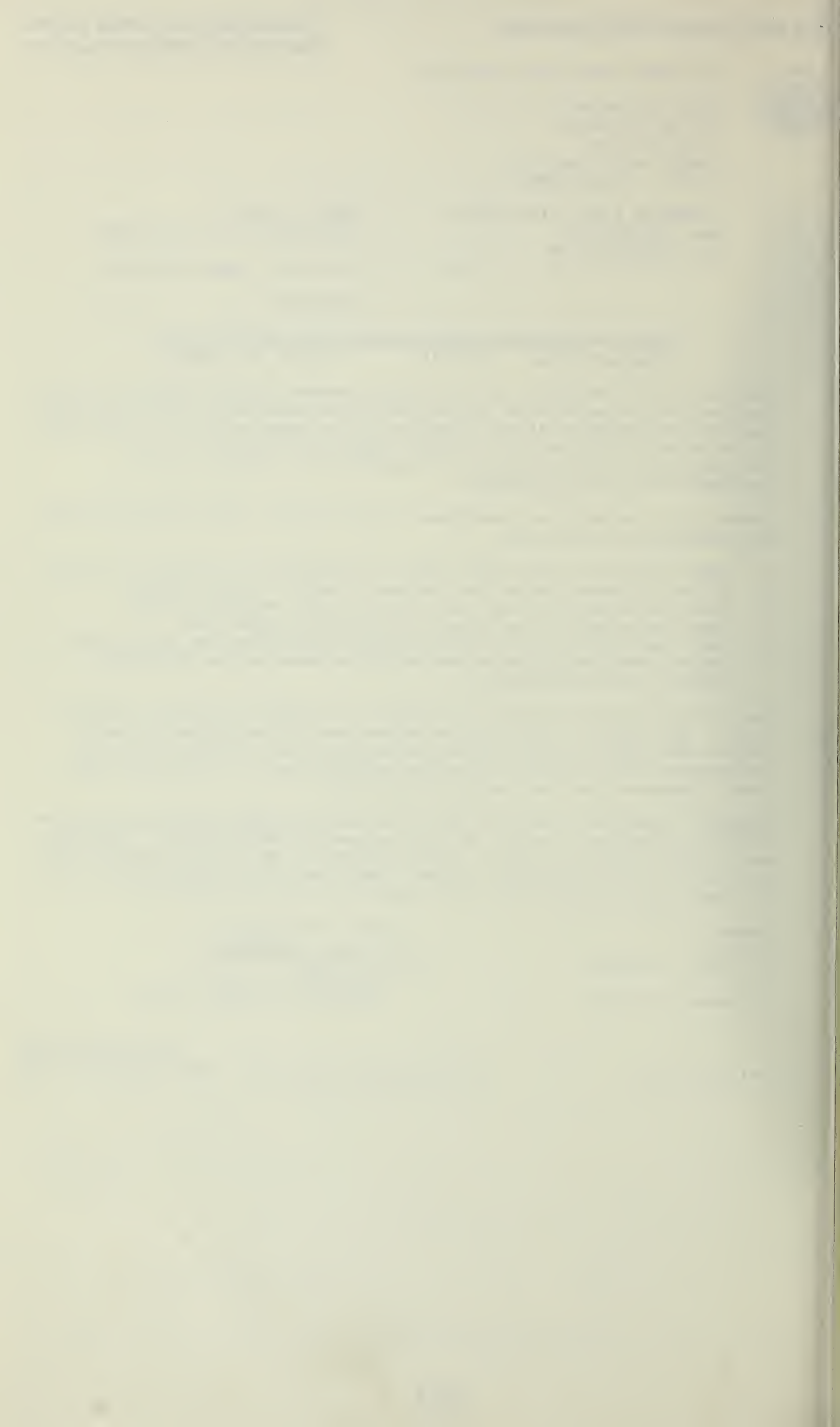
Owner
File (2)
BID (5) (1 Signed)

Approved: 07/26/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

(415)558-6096

14A-P20-P20-006
450 MCALLISTER ROOM 201 SAN FRANCISCO 94102





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Cercone G. James

154 Delmar Street

San Francisco, CA 94117

Date: October 11, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 152-54 Delmar Street

BLOCK 1270

LOT 064

APPEAL NO. 6367

S-NC-DEQ DA

INSPECTOR Morikawa

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 8, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on October 11, 1989. *22*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

RECEIVED

SEP 08 1989

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

G. JAMES CERONE
Appellant

Appeal Number 6367

ORDER Number: 151820
Hearing order number: 151820

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 08/02/89, 1989

(2) The affected premises are located at 152-154 Delmar STREET, San Francisco. They contain THREE dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.) ON 7/21/86 THE CITY & COUNTY OF SAN FRANCISCO DEPT OF PUBLIC WORKS ISSUED A GARAGE DOOR PERMIT (NA 6024 - photocopy attached). THIS WAS AFTER I HAD CONTACTED THE DPW DEPT AND INQUIRED AS TO WHAT TYPE OF DOOR I COULD HAVE INSTALLED. I WAS TOLD A SECTIONAL DOOR WITH WIRE-GLASS WINDOWS WAS PERMISSIBLE. THE PERMIT WAS ISSUED AND THE DOOR WAS INSTALLED. ON ABOUT 4/15/87 HOUSING INSPECTOR Y. MORIKAWA, DURING A ROUTINE HOTEL + APT DIV INSPECTION, SAID THE DOOR WAS ILLEGAL AS IT DID NOT MEET THE REQUIREMENTS OF A SECOND MEANS OF EGRESS FROM THE BUILDING. THE SECOND EGRESS WAS A DOOR IN THE KITCHEN TO AN INCLINED FIXED FIRE ESCAPE LADDER IN THE LIGHT-WELL TO AN UNLOCKED DOOR TO THE GARAGE.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

THE BUILDING INSPECTOR'S SOLUTION TO THE EGRESS PROBLEM WAS TO:
① install new garage door with man door at our expense (\$1500⁰⁰) even though it is a blatant DPW error; ② Remove garage door; ③ leaving garage door open at all times; or ④ installing 2nd means of egress.

We did obtain a building permit and install a second exit door from the ground-level lower flat. The purpose of the hotel/apartment division inspections is for the purpose of promoting security & safety for tenants. MR MORIKAWA'S ARBITRARY SUGGESTION OF REMOVING THE GARAGE DOOR or of leaving it permanently open is simply callous & ignorant. This would provide incredibly easy access to all three units in the building out of sight of anyone outside and provide a very unsafe location for an attacker to hide.
(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER

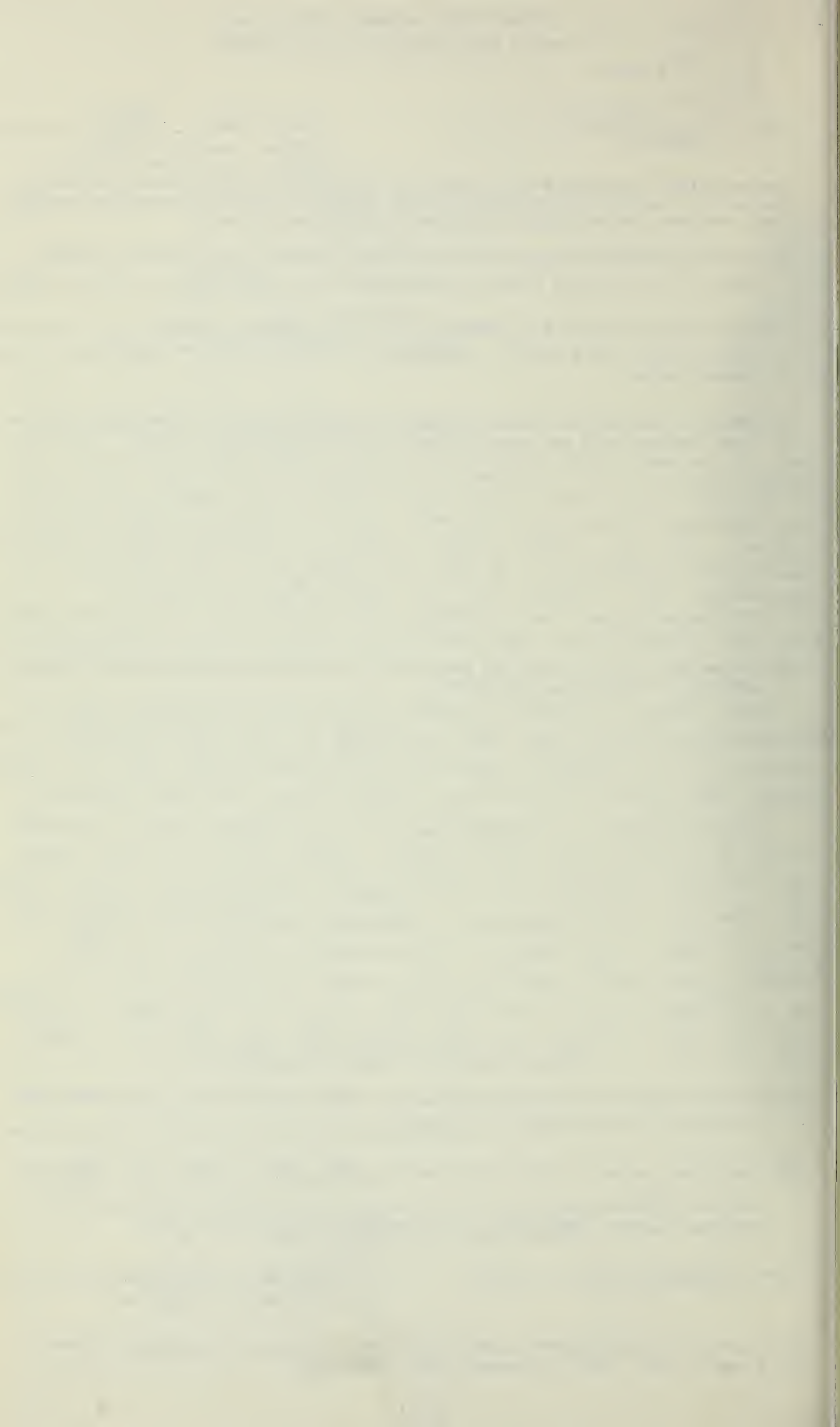
(6) The official address of the undersigned is 154 Delmar STREET, SAN FRANCISCO
CA 94117

Telephone number: (415) 626-7770 - eve OR (415) 556-5280 - days

Dated: September 7, 1989.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



#3 Exit from the garage is through the door in question.

MR. MORIKAWA STATES THAT THE DOOR MUST HAVE A MAN-DOOR WITHIN THE GARAGE-DOOR. THIS IS TO FACILITATE EASE IN GETTING OUT IN AN EMERGENCY.

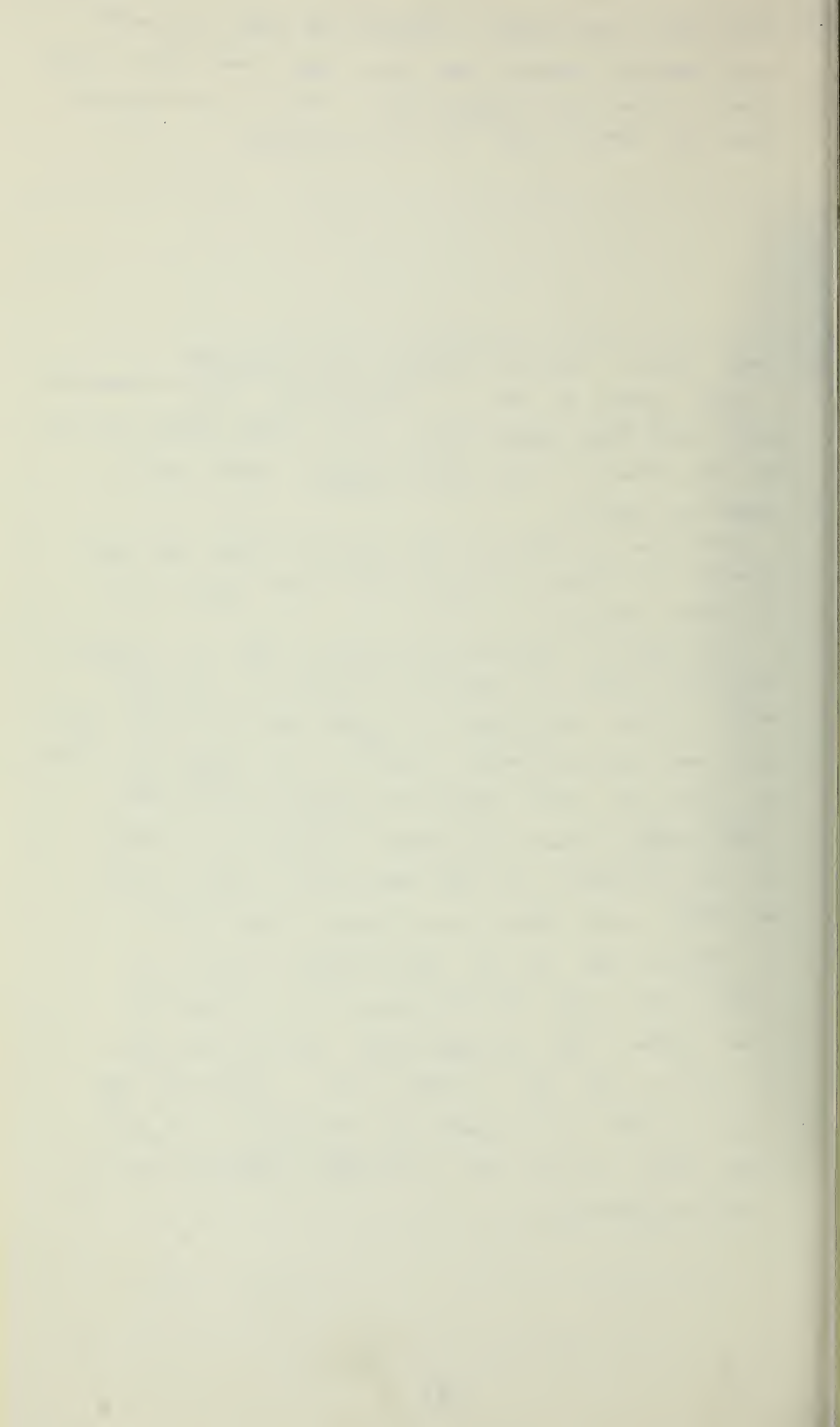
4. AND ATTACK ANYONE ENTERING THE GARAGE.

THIS SEEMS TO BE A DEPARTMENT MORE CONCERNED WITH ARBITRARY RULES THAN WITH THE SAFETY OF ANY OF MY TENANTS. I WOULD NEVER ALLOW SUCH A COURSE OF ACTION.

WE HAVE INSTALLED A SECOND EGRESS FROM THE LOWER RENTED UNIT (DONE WITH A PERMIT). THE UPPER UNIT IS OWNER OCCUPIED.

ANY PERSON CAPABLE OF CLIMBING DOWN A STEEPLY INCLINED LADDER IS CAPABLE OF OPENING A GARAGE DOOR. IF THE POWER IS OFF AND THE DOOR WILL NOT OPEN AUTOMATICALLY, THERE IS AN EMERGENCY LEVER TO PULL TO ALLOW MANUAL OPENING OF THE DOOR. ADDITIONALLY, THERE IS ACCESS THROUGH 3 WINDOWS IN THE LIGHTWELL TO THE LOWER FLAT WHICH COULD BE BROKEN AND THEN EXIT THROUGH THAT UNIT.

BECAUSE THIS IS A CITY & COUNTY ERROR, I BELIEVE THE CITY SHOULD GRANT AN EXEMPTION AND ALLOW THE GARAGE DOOR WHICH HAS BEEN IN PLACE FOR OVER 3 YEARS NOW. IF NOT THE CITY SHOULD BE MADE TO RE-IMBURSE US FOR THE DOOR WHICH WAS INSTALLED LEGALLY AND WITH A PERMIT.





HOUSING INSPECTION DIVISION

DATE: 08/11/89
PROPERTY ADDRESS:
152-154 DELMAR ST
BLOCK: 1270 LOT: 064
SEQ: 01 CASE: DAO

CERCONE G JAMES
154 DELMAR ST
SAN FRANCISCO CA

OWNER'S NAME:
CERCONE G JAMES &

94117

INSPECTOR: YASU MORIKAWA
DISTRICT: CT: 171

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 152224

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/02/89 in accordance with the DPW HEARING ORDER NO. 151820. The hearing was conducted by a representative of the Director. The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/29/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/02/89

Very Truly Yours,

Richard J. Evans
Richard J. Evans
Director of Public Works

(415)558-6220

P20-D20-0065
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

City and County of San Francisco
GARAGE DOOR PERMIT

No 6024

Garage Door Installation to start

7-71-86

at

151 Delman

St.
Ave.

Estimated

Job Cost \$ 920⁰⁰

Contractor

American Overhead

Job Cost \$

7-11

1986

Address

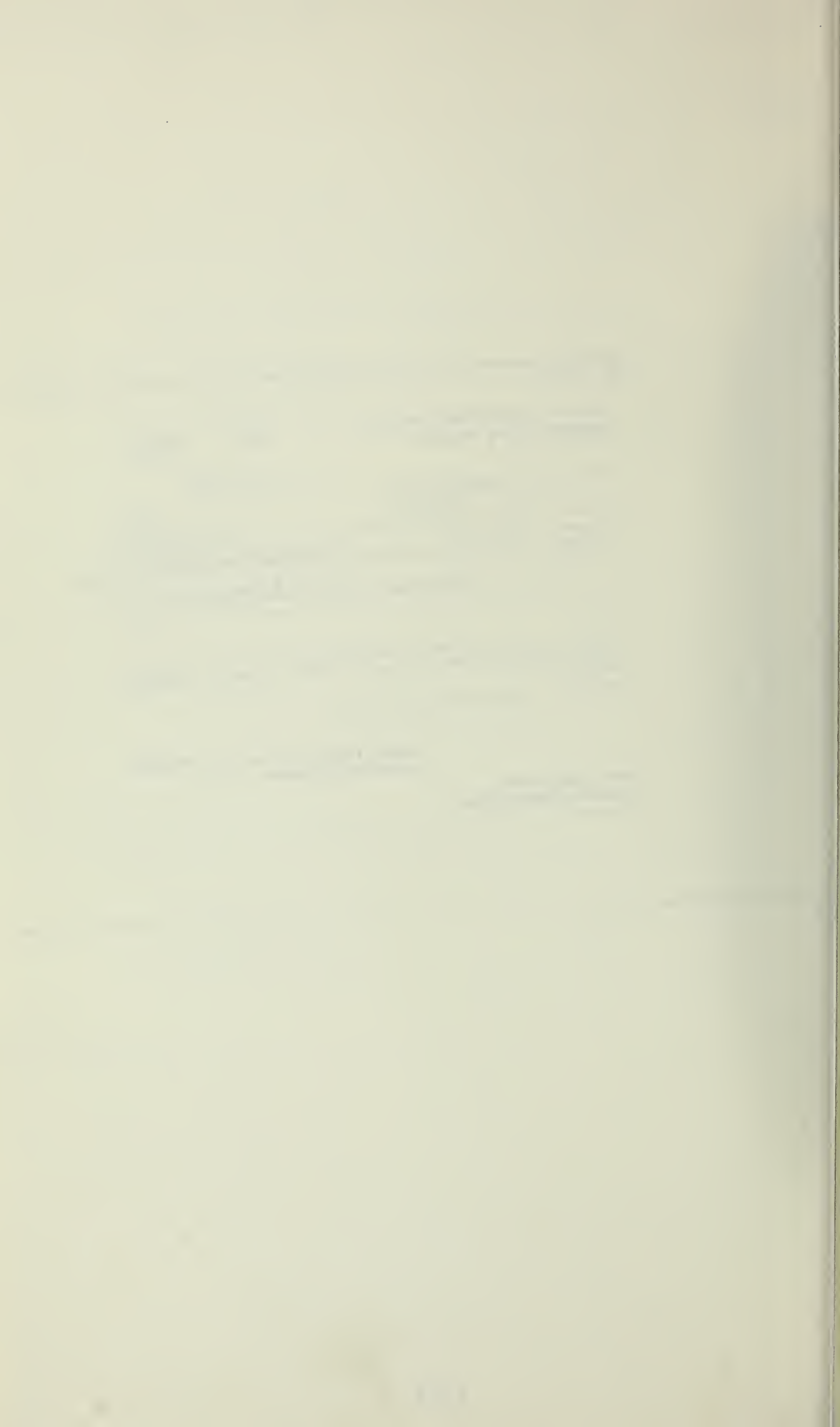
2135 Jennings St - SF

PERMIT is hereby granted to install garage door to private garage in existing building, without structural alterations, subject to compliance with laws.

FEE paid in advance — ~~\$5.00~~ \$ 7.50

DEPARTMENT OF PUBLIC WORKS
Central Permit Bureau

NOT VALID unless
completely filled in above.





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Victor Huang
840 Van Ness Avenue
San Francisco, CA 94109

Date: October 11, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 840 Van Ness Avenue

BLOCK 739 LOT 9

APPEAL NO. 3123 S-NC-DEQ DC

INSPECTOR Gogna

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 14, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

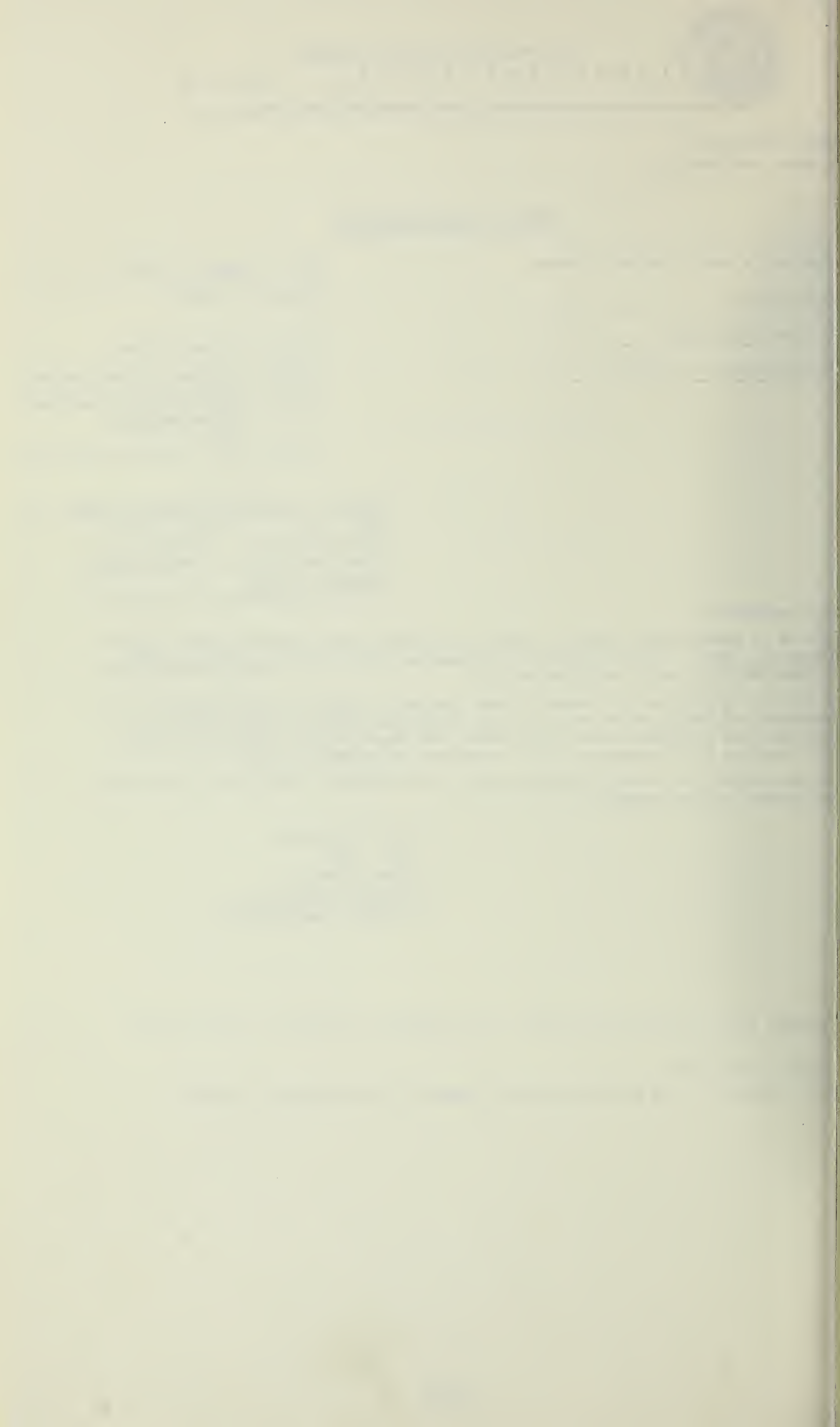
Very truly yours,

Don Chan
Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on October 11, 1989. *JK*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Victor Huang, 840 Van Ness Ave. S.F. Ca.94109
Appellant

Appeal Number 3123

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 840 Van Ness Ave. S.F. Ca.94109, San Francisco. They contain 49 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Under progress.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Please give one more month to finineshd the job.

RECEIVED

AUG 14 1989

BUREAU OF BUILDING INSPECTION
HID ABATEMENT SECTION

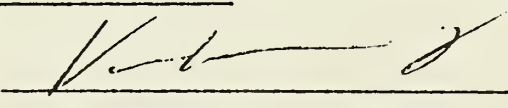
(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove 840 Van Ness Ave. S. F. Ca.94102.

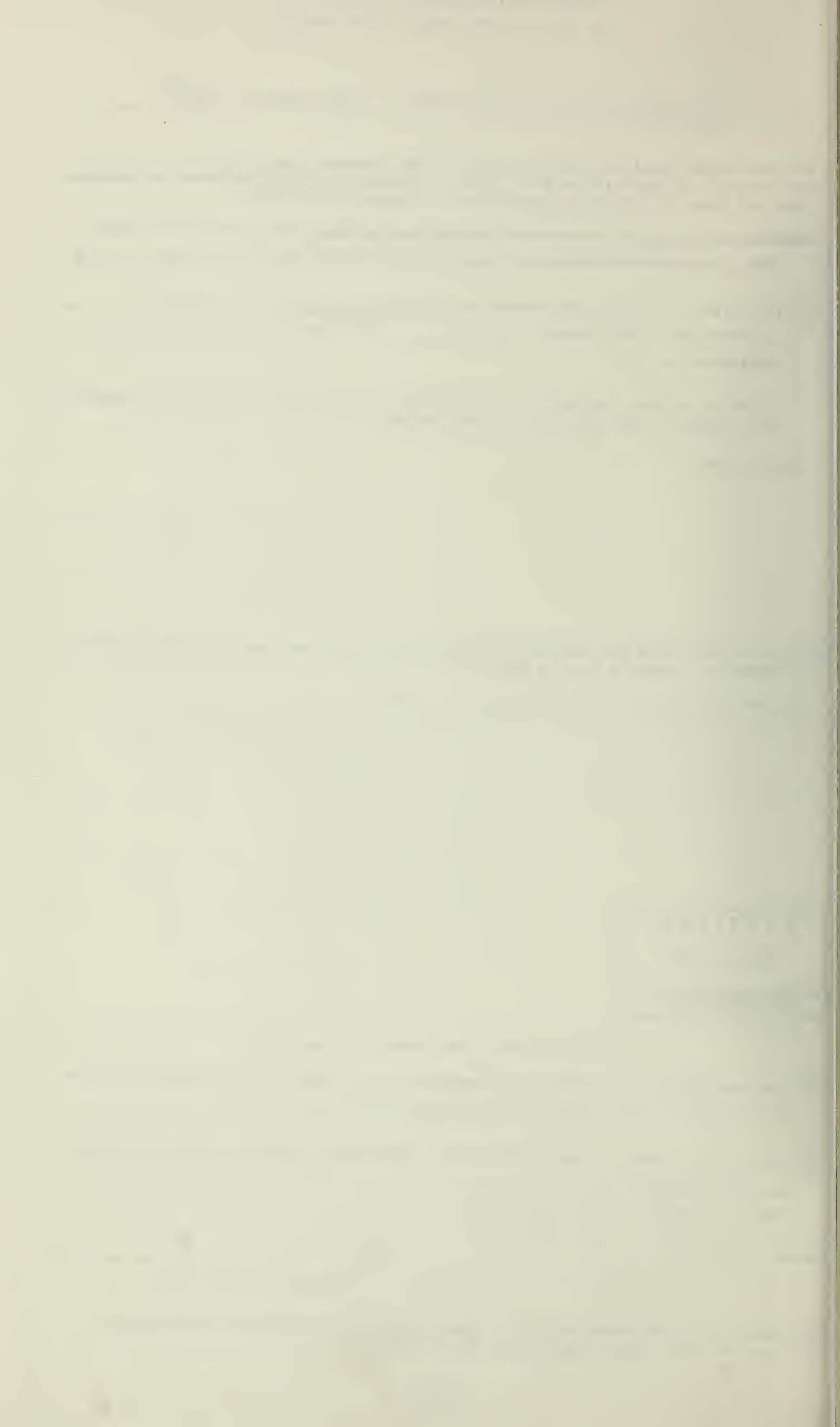
(6) The offical address of the undersigned is 780 Darrell Rd. Hillsborough, Ca.94102

Telephone number: 415-474-1111.

Dated: Aug 11, 19 89.


(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Maria Larsen
c/o Emilia Reyes

1803 Folsom Street

San Francisco, CA 94103

Date: October 11, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 1337-1339 Natoma Street

BLOCK 3548 LOT 84

APPEAL NO. 3124 S-NC-DEQ DC

INSPECTOR Ruiz

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 15, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

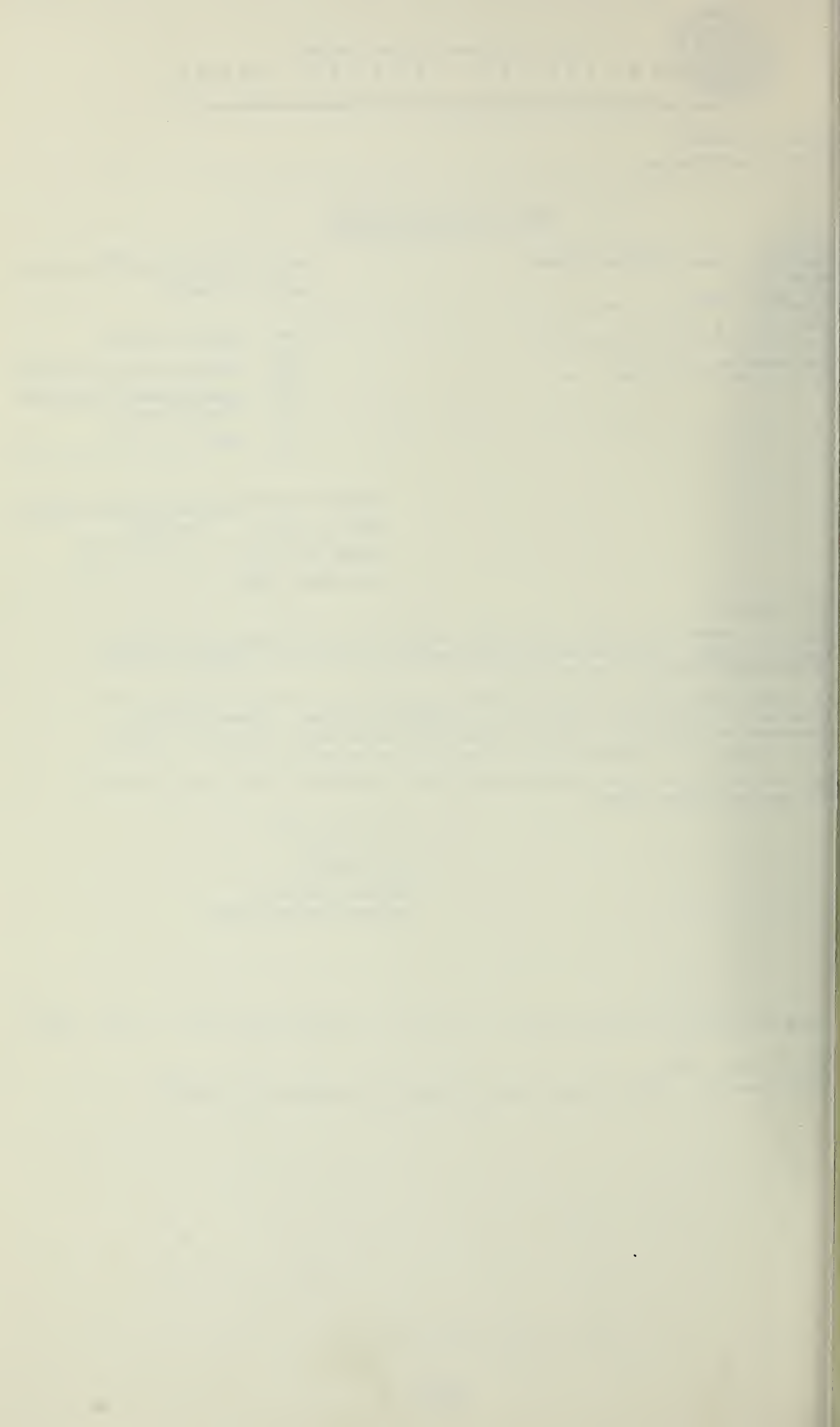
Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the agent of the Appellant on Oct. 11, 1989. *JP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Emilia Reyes for Maria Larsen
Appellant

Appeal Number 3124

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) ~~The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~
- (2) The affected premises are located at 1337-70 (339- Natoma St.), San Francisco. They contain 4 dwelling units and _____ rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Appealing Sept 14, Referral to FTB (Standard Section)

AUG 15 1989

BUREAU OF BUILDING & SAFETY
HID-ABATEMENT SECTION

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

*Request referral be set aside (Standard Section).
Work have been done in fact. - No permit at
The present time. Owner is very rich
I'll assume responsibility as per the law
allow in me -*

*Rec'd
8-15-89
JH*

(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Emilia Reyes for Maria Larsen.
- (6) The official address of the undersigned is 1803 - Tolson St SF CA.
- Telephone number: 415-771-4093 - 823-0610.

Dated: Aug 15, 1989.

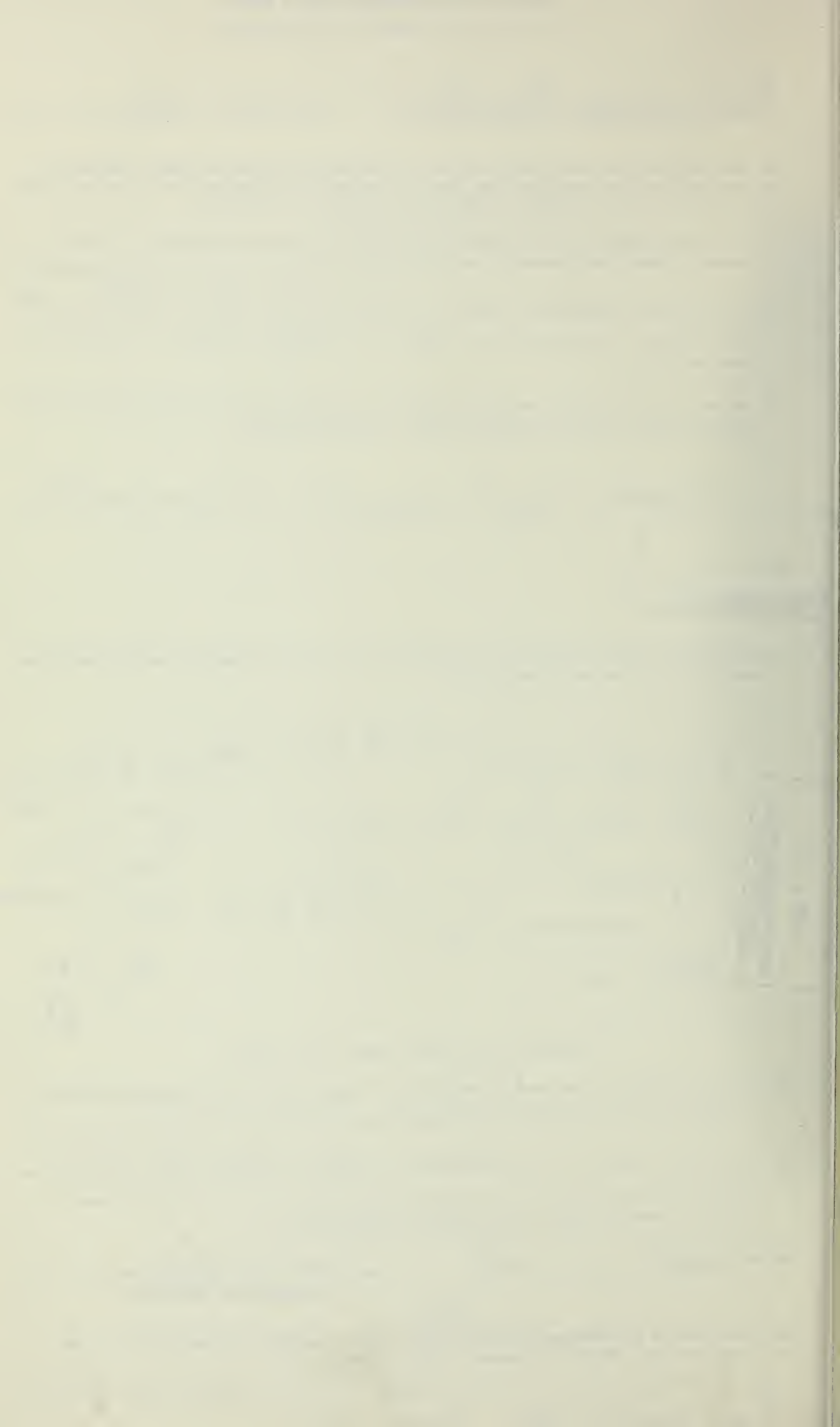
Emilia Reyes

(Signature of Appellant)

(15)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

*As soon I'm able To Assume responsibility from Mrs Larsen
I will furnish The Doc. Emilia Reyes*





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Joseph J. Giraudo
13 Arroyo Drive
Kentfield, CA 94904

Date: October 11, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 255 Shrader Street

BLOCK 1213 LOT 2D

APPEAL NO. 3125 S-NC-DEQ DA

INSPECTOR Ron Dicks

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 16, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan
Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant's agent on Oct. 11, 1989. *LR*

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Joseph J. Giraudo
Appellant

Appeal Number 3125

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____.~~

(2) The affected premises are located at 255 Shrader Street San Francisco, CA, San Francisco. They contain 9 Units dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

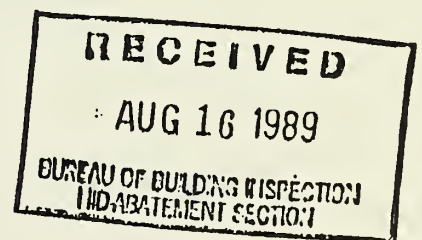
I am appealing the referral of this case to the Franchise Tax Board.
Order of Abatement Order No. 15331.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I never received the notice of the Abatement Hearing. I live in Marin County and only go by the building when necessary or maybe twice a month. By the time I picked up the Notice posted on the building the Hearing had already been held. I called Mr. C. Boyd and explained it to him.

Most of the work required on the Inspection Report has been completed. All of the items checked on the Security Ordinance Checklist have been completed. Only item number two (2) on the Heat/Hot Water Notice is left to be done.

I am requesting an additional 60 days to complete the work.



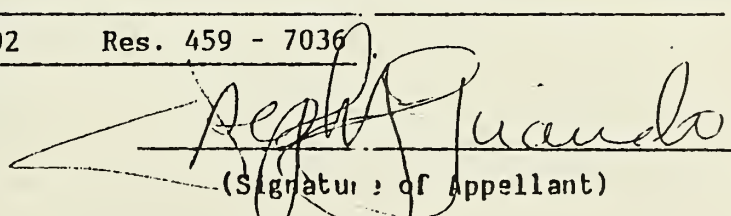
(Attach an additional sheet if necessary.)

(5) The undersigned is the ~~owner~~ agent/~~owner~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

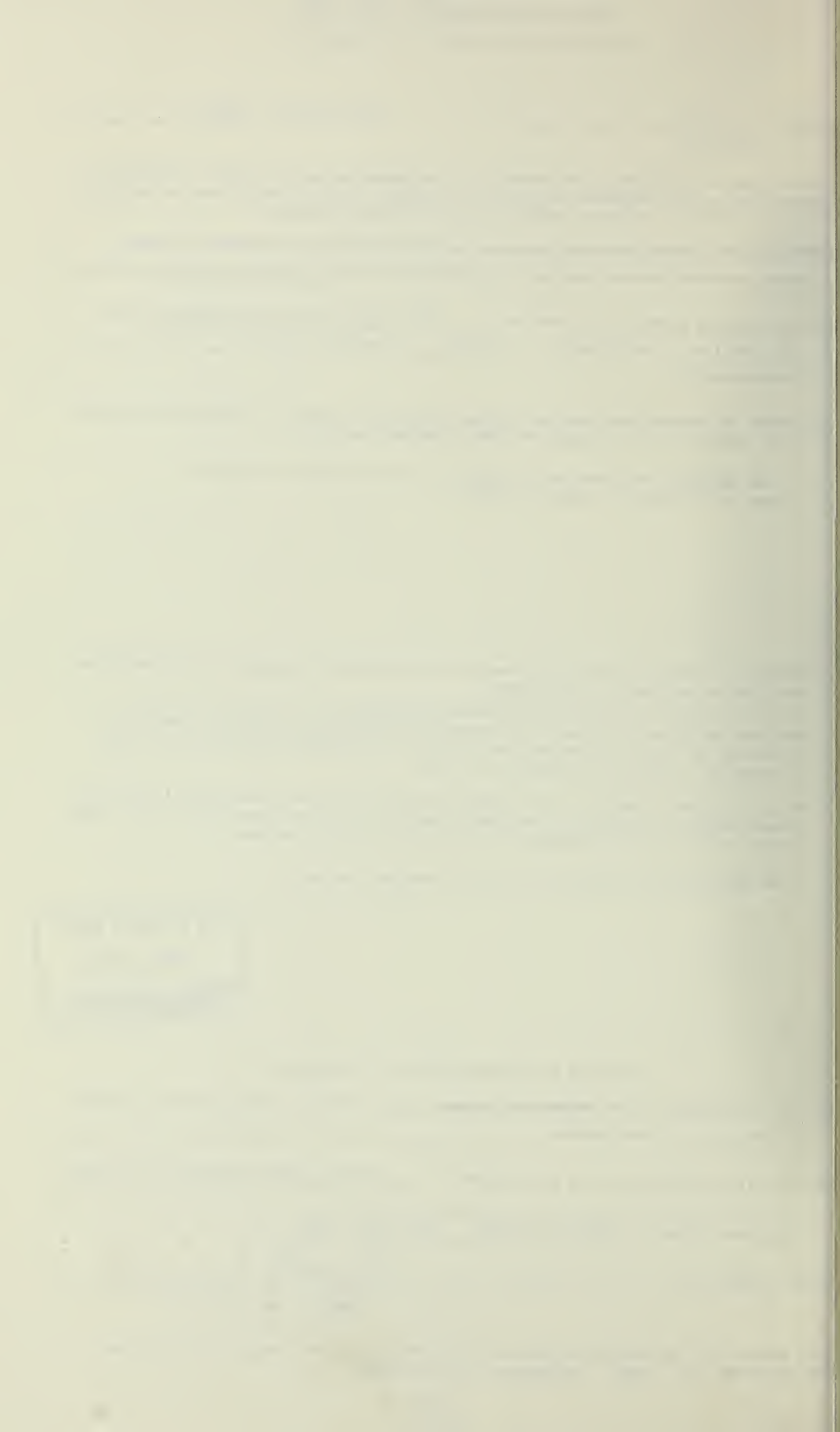
(6) The official address of the undersigned is 13 Arroyo Drive, Kentfield CA 94904

Telephone number: Off. 931 - 2002 Res. 459 - 7036

Dated: August 11, , 19 89.


(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Richard Dewey

38 Brentwood Avenue

San Francisco, CA 94127

Date: October 11, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 46-48 Ramona Avenue

BLOCK 3545

LOT 70

APPEAL NO. 3126

S-NC-DEQ AR

INSPECTOR Ruiz

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 18, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on October 11, 1989. *IR*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



[The main body of the page contains several paragraphs of text, which are extremely faint and illegible. The text appears to be organized into a structured format, possibly a report or a list, but the specific content cannot be discerned.]

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

RICHARD F. DEWEY

Appellant

Appeal Number 3126

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____.~~

(2) The affected premises are located at 46-48 RAMONA AVE, San Francisco. They contain 3 dwelling units and 0 rooming units.

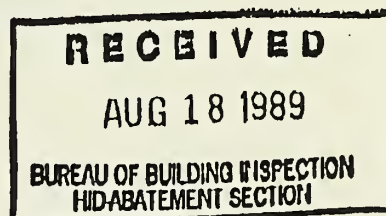
(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I APPEAL THE NOTICE OF NON COMPLIANCE FOR THE ABOVE LISTED DWELLINGS. THIS APPEAL IS BASED ON EXHIBIT #A WHICH IS A RECEIPT FOR A REVISION TO APPLICATION # 860996 OR # 8717877, AND EXHIBIT #B WHICH IS A COPY OF A LETTER REQUESTING A VARIANCE TO A HEATING INSTALLATION PERFORMED BY A SHEET METAL CONTRACTOR. AS OF THE TIME OF THIS APPEAL I HAVE NOT RECEIVED ANY RESPONSE TO THESE REVISIONS OR REQUESTS.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I AM REQUESTING RELIEF FROM ANY FURTHER ACTION BY THE ABATEMENT SECTION, AGAINST ME, UNTIL THE CURRENT OR ANY FUTURE REVISIONS ARE APPROVED OR DISAPPROVED. I AM ALSO REQUESTING RELIEF FROM FURTHER ACTION PENDING RESPONSE TO MY VARIANCE REQUEST.

I WOULD FURTHER LIKE TO STATE THAT ALL ELECTRICAL, PLUMBING AND MOST OF THE BUILDING CODE VIOLATIONS HAVE ALREADY BEEN CORRECTED.



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER.

(6) The official address of the undersigned is 38 BRENTWOOD AVE
SAN FRANCISCO, CA
Telephone number: 415- 333- 5947.

Dated: 8/18/, 1989.

Richard F. Dewey
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: October 11, 1989

Nature of Appeal:

Joseph A. Carignan

633 Battery Street, Suite 646

San Francisco, CA 94111

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 3818 - 22nd Street

BLOCK 3622B LOT 19

APPEAL NO. 3127 S-NC-DEQ DC

INSPECTOR Colbert Dare

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 22, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant's Attorney on Oct. 11, 1989. *gd*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



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APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIANE HUMPHREY

Appellant

Appeal Number

3127

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____.~~

(2) The affected premises are located at 3818 22ND STREET, SAN FRANCISCO, 94114, San Francisco. They contain TWO dwelling units and NO rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

COMPLAINT OF AN UNLAWFUL UNIT CONTAINED IN THE LOWER LEVEL OF THE ABOVE NAED BUILDING. THE UNIT IN QUESTION HAS NOT AT ANY TIME DURING MY OWNERSHIP HAD AN OCCUPANT OF THE LOWER PORTION OF THE HOUSE, IT IS USED STRICTLY AS A STUDY, READING ROOM BY THE OWNER, WHO OCCUPIES THE FIRST FLOOR UNIT.

THE APPEALS BOARD HAS GRANTED ME A SIX MONTH PERIOD TO BRING THIS BUILDING IN COMPLIANCE WITH THE CODE AT A HEARING HELD ON JUNE 28, 1989

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

THE ABOVE UNIT HAS BEEN INSPECTED AS TO CONDITION OF COMPLIANCE, AT THE DATE OF MY PURCHASING THE BUILDING IN 1977. AT THAT TIME THE UNIT WAS IN THE SAME CONDITION AS IT CURRENTLY IS, UNOCCUPIED AND LAWFULLY UNRENTED. THERE HAVE BEEN NO CHANGES SINCE THAT TIME TO RENDER A BURDENSOME REQUIREMENT UPON ME TO PAY OUT OVER \$2000.00 IN FEES TO PROVIDE DRAWINGS OF MY HOUSE, I PROPOSE THAT THE BUILDING INSPECTOR COME TO MY RESIDENCE TO INSPECT THE BUILDING AS IT STANDS TO DETERMINE WHETHER IT MEETS THE BUILDING CODE REQUIREMENTS.



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove ATTORNEY FOR THE OWNER.

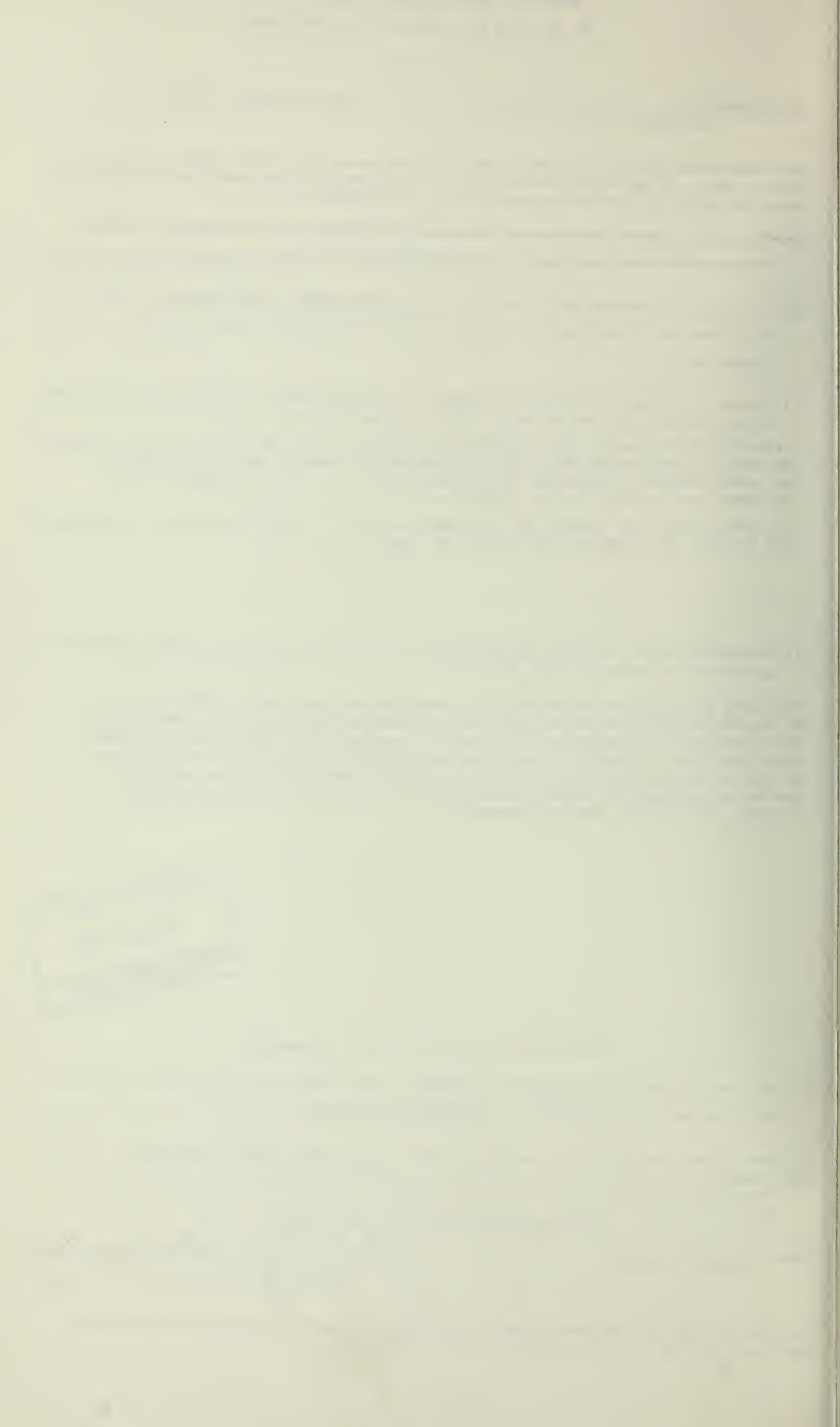
(6) The official address of the undersigned is 633 BATTERY STREET, SUITE 646, SAN FRANCISCO, CA 94111

Telephone number: (415) 982-1486

Dated: AUGUST 21, 1989, 19____.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

John Papa
2661 California St., #2
San Francisco, CA 94115

Date: October 11, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 2514 Pine Street

BLOCK 656 LOT 009

APPEAL NO. 3128 S-NC-DEQ DI

INSPECTOR Alex Fong

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 26, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on Oct. 11, 1989. *JP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

NOTES ON THE
ANTHROPOLOGY OF THE
AFRICAN CONTINENT

THE following notes are based on the results of the excavations at the site of the Great Pyramid of Giza, which were carried out by the author in the years 1903-1905. The site is situated on the west bank of the Nile, about 5 miles from the city of Cairo. The Great Pyramid is the largest of the three pyramids of Giza, and is the only one which still remains in its original form. It is built of massive blocks of limestone, and is surrounded by a high wall. The interior of the pyramid is divided into several chambers, and is filled with various objects, including statues, vases, and other articles of Egyptian art. The notes describe the various chambers and the objects found in them, and also give a detailed account of the excavations themselves.



THE following notes are based on the results of the excavations at the site of the Great Pyramid of Giza, which were carried out by the author in the years 1903-1905. The site is situated on the west bank of the Nile, about 5 miles from the city of Cairo. The Great Pyramid is the largest of the three pyramids of Giza, and is the only one which still remains in its original form. It is built of massive blocks of limestone, and is surrounded by a high wall. The interior of the pyramid is divided into several chambers, and is filled with various objects, including statues, vases, and other articles of Egyptian art. The notes describe the various chambers and the objects found in them, and also give a detailed account of the excavations themselves.

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

JOHN PAPA

Appellant

Appeal Number 3128

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 2514 PINE ST, San Francisco. They contain 3 dwelling units and — rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

WORK IN PROGRESS
PERMIT ISSUED

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

TIME TO COMPLETE

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

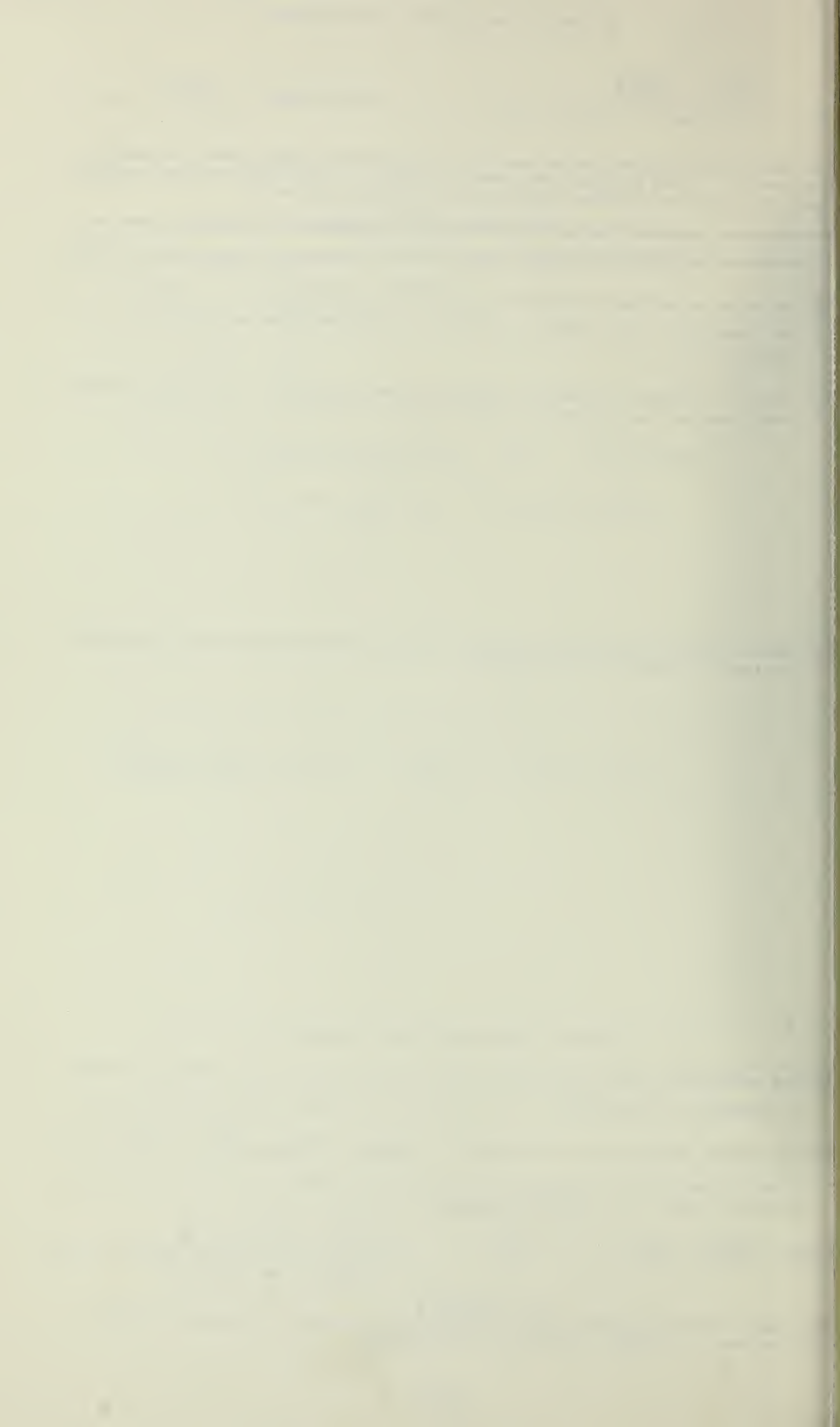
(6) The official address of the undersigned is 1611 CA. ST SF

Telephone number: 931-2001

Dated: AUG 26, 19 89

[Signature]
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6160.





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Thomas L. & Pamela C. Saylor

1453 McAllister Street

San Francisco, CA 94115

Date: October 11, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 1451-53 McAllister St.

BLOCK 777 LOT 025

APPEAL NO. 3129 S-NC-DEQ DI

INSPECTOR Alex Fong

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 28, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on October 11, 1989. *2P*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



[The body of the page contains extremely faint, illegible text, likely bleed-through from the reverse side of the paper. The text is organized into several paragraphs and possibly a list or table, but the characters are too light to transcribe accurately.]

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

THOMAS L. + PAMELA C. SAYLOR
Appellant

Appeal Number 3129

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 1451-53 McAllister, San Francisco. They contain 7 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

① Permit appeals board has given us until December '89 to evict tenant so we can dismantle "illegal" unit. (In-law apt. has ceiling height which is approx 2" too low.) This action took place in June of this year.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

If DPW has no record of abatement appeals Board Hearing with us in June '89 please reschedule and we will come in and do it again. We cannot correct (dismantle) unit while tenant is in possession and AAB is allowing tenant to live in unit until mid December 1989.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove owner.

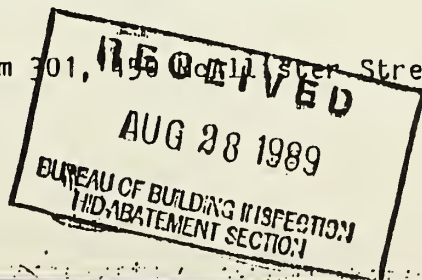
(6) The official address of the undersigned is 1453 McAllister
SF CA 94115
Telephone number: 929-0428.

Dated: 8-24, 1989.

[Signature]
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 1450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(25)





CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY

NOTICE OF AAB/FTB REHEARING

October 11, 1989

Appealing ~~XXX~~ AAB/FTB Decision

Property Address 1480 Page Street

Block 1222 Lot 18

Appeal No. 3096

Inspector C. Dare

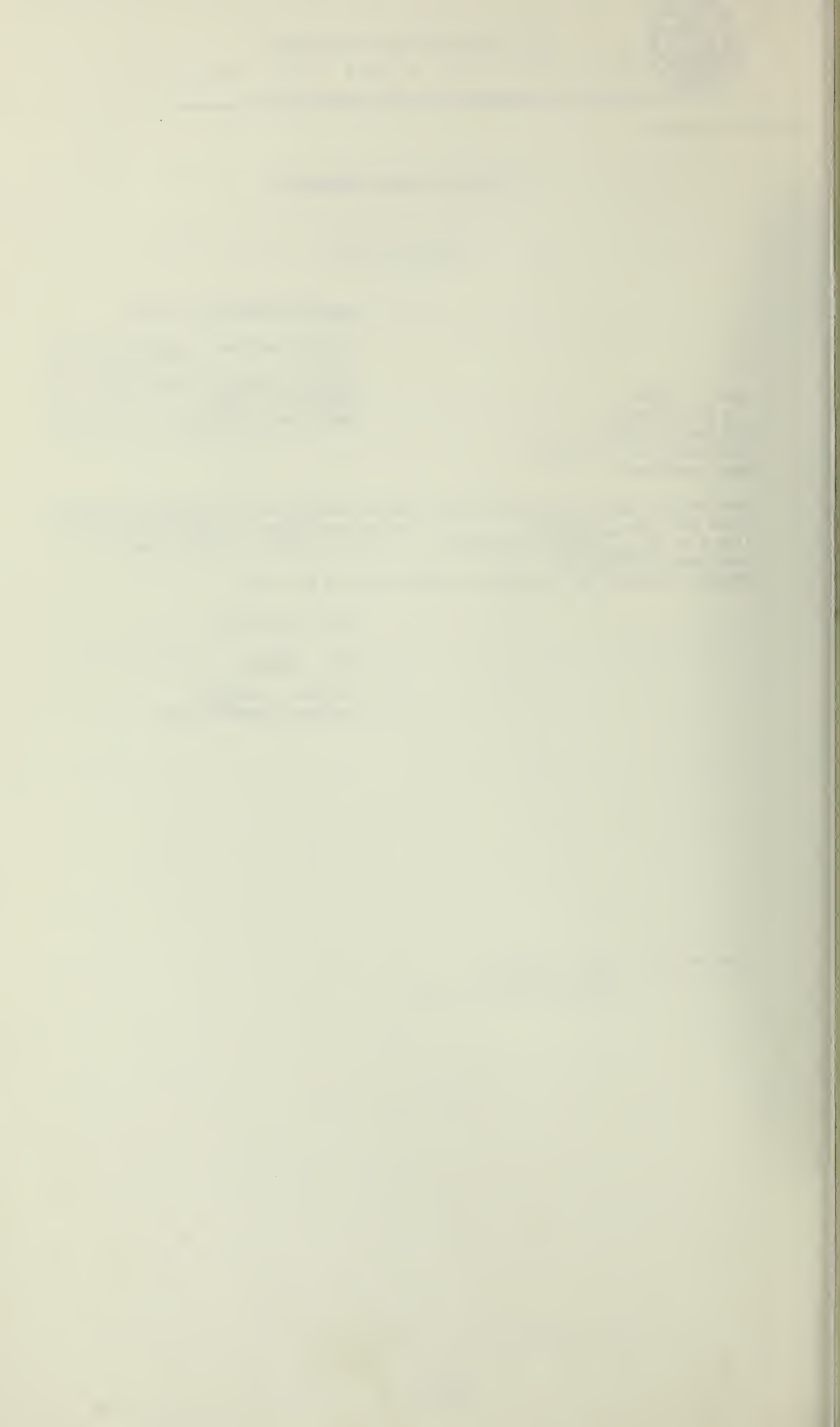
Jack L. Cook
c/o Paul Newman
244 Kearny Street
San Francisco, CA 94108
Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on June 28, 1989 has been accepted. Rehearing is set for 1:30 p.m. on October 25, 1989 at room 282, City Hall, San Francisco, California.
Decision rendered by the Board at that time will be final.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Copy sent to: Jack L. Cook
1480 Page Street
San Francisco, CA 94117



APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FOR A REHEARING.

JACK L. COOK

Appeal Number 3096

Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 28,, 1989.

(2) The affected premises are located at 1480 Page Street, San Francisco. They contain one dwelling units and no rooming units.

(3) The decision of the Abatement Appeals Board was rendered on 7-28-89.

(4) Briefly state the grounds upon which a rehearing is requested: The decision rendered was that the bed would be removed from the basement premises, and the Building Inspector would inspect within 30 days. When the Building Inspector contacted the Appellant, he required a plan of the premises. I contacted DONALD CHAN, who told me that the bases for the referral to the Franchise Tax Board was because of a party wall as well as use of the basement premises. This did not come up during the Abatement Appeals Hearing. The premises are not leased and there are

(5) If new evidence is relied upon as a ground for rehearing: no new evidence of Franchise Tax deductions. The premises are owner occupied.

(a) What is the nature and character of the new evidence? (Please attach.)

N/A

(b) List the names of the witnesses and/or a description of the documents to be produced:

N/A

(c) Explain why the evidence was not produced at the original hearing:

N/A

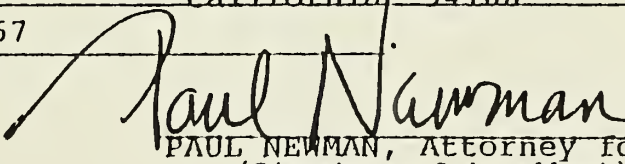
(Attach an additional sheet if necessary.)

(6) The undersigned is the ~~owner~~/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

(7) The official address of the undersigned is 244 Kearny Street, San Francisco,
California 94108.

Telephone number: (415) 986-4667

Dated: July 13,, 1989.


PAUL NEWMAN, Attorney for Appellant
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6162.



CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

☐ Director's Order
☒ Franchise Tax Board Notice
☒ Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

☐ ABSENT
☒ PRESENT

Appellant Jack L. Cook
Address 1480 Page St.
San Francisco, CA 94117

PROPERTY ADDRESS 1480 Page St.
BLOCK 1222 LOT 18
HEARING DATE June 28, 1989
APPEAL NUMBER 3096
INSPECTOR C. Dare

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted with the stipulation that appellant schedule a re-inspection within 30 days and have the work approved by the Housing Inspector. If re-inspection is not scheduled & completed by July 28, 1989, Notice of Non-compliance will be referred to the Franchise Tax Board.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: 6-30-89

1900-1901

1900-1901

1901-1902

1902-1903

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1922-1923

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1924-1925

1925-1926

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1927-1928

1928-1929

1929-1930

1930-1931

256
APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

JACK L. COOK

Appellant

Appeal Number 3096

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

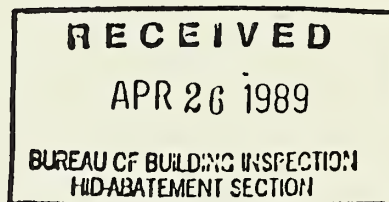
~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____.~~

(2) The affected premises are located at 1480 Page Street, San Francisco. They contain one dwelling units and no rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
The Notice of Non-Compliance states that "the substandare condition of the rental housing property" described therein has not been corrected. There is not now, nor has there ever been at any time since February 20, 1962, when the present owner purchased the property, a rental unit or any rental income received. We request a reversal of the Notice of Non-Compliance, that no notice be sent to the Franchise Tax Board and for a decision stating that the subject premises is not rental property.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

We request a reversal of the Notice of Non-Compliance, that no notice be sent to the Franchise Tax Board and for a decision stating that the subject premises is not rental property.



(Attach an additional sheet if necessary.)

AGENT

(5) The undersigned is the owner/agent/XXXX, (state which) of the premises described in Paragraph (2) hereinabove _____.

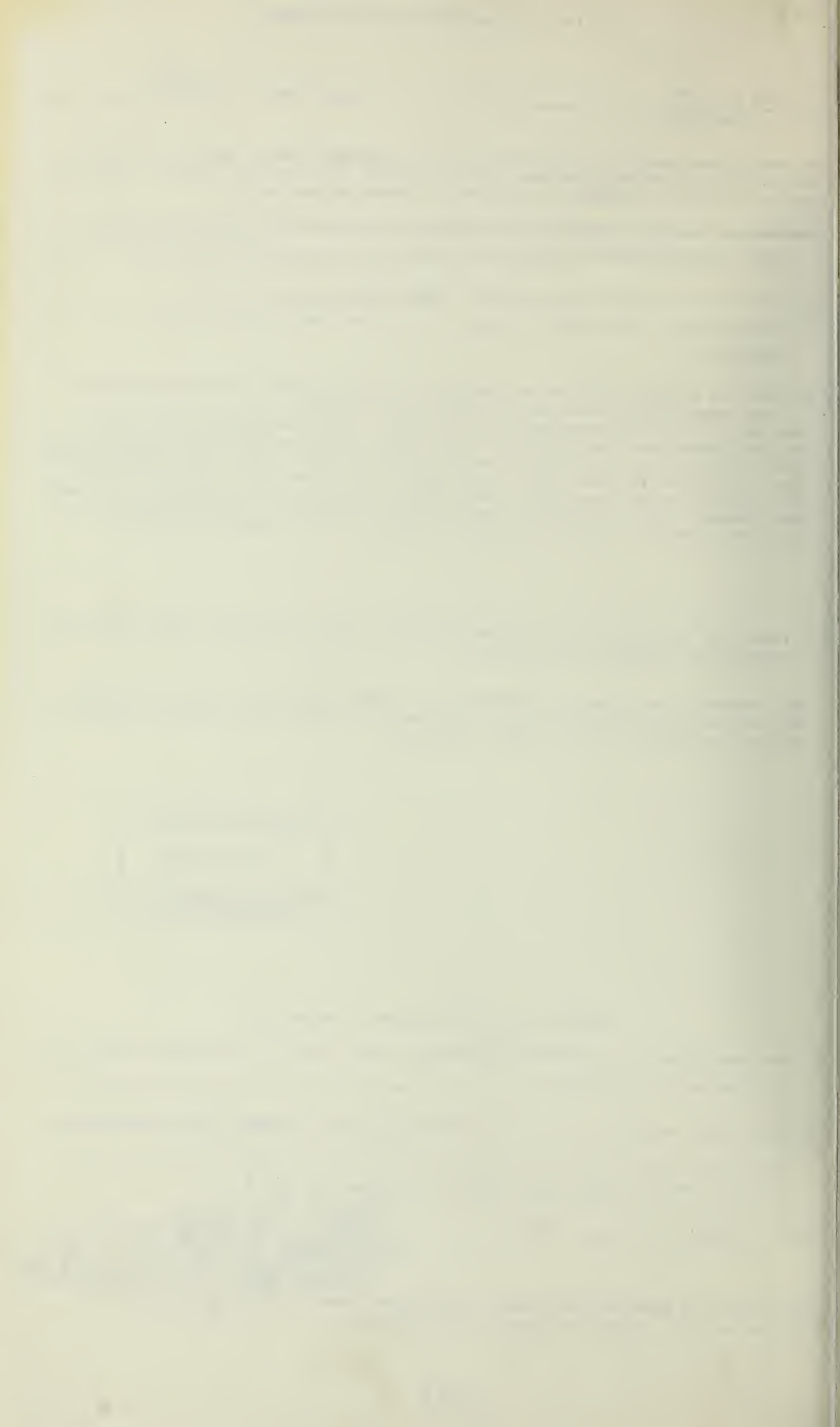
(6) The offical address of the undersigned is 244 Kearny Street, San Francisco,

Telephone number: (415) 986-4667

Dated: April, 1989.

Paul Newman
PAUL NEWMAN, Attorney for Appellant
Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



Public Works

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 324
November 22, 1989
ROOM 282, CITY HALL AT 1:30 P.M.

DOCUMENTS DEPT.

NOV 28 1989

SAN FRANCISCO
PUBLIC WORKS DEPT.

12/89
ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

ABATEMENT APPEALS HEARINGS

SAN FRANCISCO
ABATEMENT APPEALS BOARD AND
FRANCHISE TAX HEARINGS

October 25, 1989

This hearing apparently did not take place. The Agenda items were
addressed at the hearing of November 22, 1989.



Public Works

CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS DEPT.

ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS

NOV 28 1989

AGENDA OF HEARING NO. 324

November 22, 1989

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ABATEMENT APPEALS HEARINGS

Public Works

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
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November 22, 1989
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NOV 28 1989

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Donald Chan, Secretary of AAB
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ABATEMENT APPEALS HEARINGS

Item No.	Page No.	Case No.	Property Address	Inspector
1.	1-3	6365	1353 Harrison Street David F. Kiely c/o Siegel & Feldstein	J. Lee - BID
2.	4-6	6366	2148 Pine Street Eliz & Lafayette Jamerson	M. Ruiz - BID
3.	7-11	6367	152-54 Delmar Street Cercione G. James	Y. Morikawa-HID
4.	12-16	6368	50 Fell Street New College of Calif.	J. Greene-BID
5.	17-20	6369	152-56 Russ Street Gregg Witkoski	P. Lansdorf-HID

ABATEMENT APPEALS CONTINUANCE

6.	21-24	6361	275 Fair Oaks Street Daniel F. McKenna c/o Michael J. McFadden	C. Dare - HID
7.	25-28	6363	2550 Geary Blvd. Guinnane Constr. Co.	P. Redmond-BID

FRANCHISE TAX HEARINGS

8.	29-30	3123	840 Van Ness Avenue Victor Huang	D. Gogna - HID
9.	31-32	3124	1337-39 Natoma Street Maria Larsen c/o Emilia Reyes	M. Ruiz - BID
10.	33-34	3125	255 Shrader Street Joseph J. Giraudo	R. Dicks - HID
11.	35-36	3126	46-48 Ramona Avenue Richard F. Dewey	M. Ruiz - BID
12.	37-38	3127	3818 - 22nd Street Joseph A. Carignan	C. Dare - HID
13.	39-40	3128	2514 Pine Street John Papa	A. Fong - HID
14.	41-42	3129	1451-53 McAllister St. Thomas & Pamela Saylor	A. Fong - HID
15.	43-44	3130	106 South Park Street Gran Oriente Filipino	R. Zarlow-HID
16.	45-46	3131	851 O'Farrell Street Kumana Sarosh	D. Gogna - HID

FRANCHISE TAX REHEARING

17.	47-50	3096	1480 Page Street Jack L. Cook c/o Paul Newman	C. Dare - HID
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CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

David F. Kiely
c/o Siegel & Feldstein
2062 Union Street
San Francisco, CA 94123

Date: November 8, 1989

Nature of Appeal:

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 1353 Harrison Street

BLOCK 3525 LOT 74

APPEAL NO. 6365 S-NC-DEQ BC1

INSPECTOR J. Lee

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 29, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

*This is a reschedul of October 25, 1989 which was cancelled.

Original Notice of Hearing was sent to the Appellant on November 8, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DAVID F. KIELY

Appellant

Appeal Number

6365

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on July 26, 1989.
- (2) The affected premises are located at 1353 Harrison San Francisco. They contain 2 dwelling units and 2 commercial ~~rooming units~~ units as per permit.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
The owner/owners of said structure are appealing the order of abatement #152145. Owners had secured necessary permits for renovation of property with architect Paul Chow and got approvals. Partnership suffered financial reverses and was unable to complete renovation. Renovation started in October 1988 and building inspector signed off. The property is listed for sale and has had a lot of activity. The building is clean and secured and fully insured and does not constitute a hazard to anyone as it is vacant.
- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)
We would like an extension of the action taken by the Appeals Board so that we can successfully sell the building and to make new owners aware of permit requirements. If we are not able to get an extension, we would be willing to do whatever is necessary to stay this order.

(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

c/o SIEGEL & FELDSTEIN
2062 Union Street

- (6) The official address of the undersigned is _____
San Francisco, California 94123

Telephone number: 931-2426

Dated: August 28, 1989.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 Haight Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

RECEIVED

AUG 29 1989

(2)



BUILDING INSPECTION DIVISION

DATE: 07/26/89
PROPERTY ADDRESS:
1353 HARRISON ST
BLOCK: 3525 LOT: 074
SEQ: 01 CASE: BC1

KIELY DAVID F
% SIEGEL & FELDSTEIN INC
2062 UNION ST
SAN FRANCISCO CA

OWNER'S NAME:
KIELY DAVID F .250

INSPECTOR: JIM HUTCHENSON

94109

DISTRICT: 03A

CT: 180

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 152145

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/26/89 in accordance with the DPW HEARING ORDER NO. 151591. The hearing was conducted by a representative of the Director. The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/22/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 07/26/89

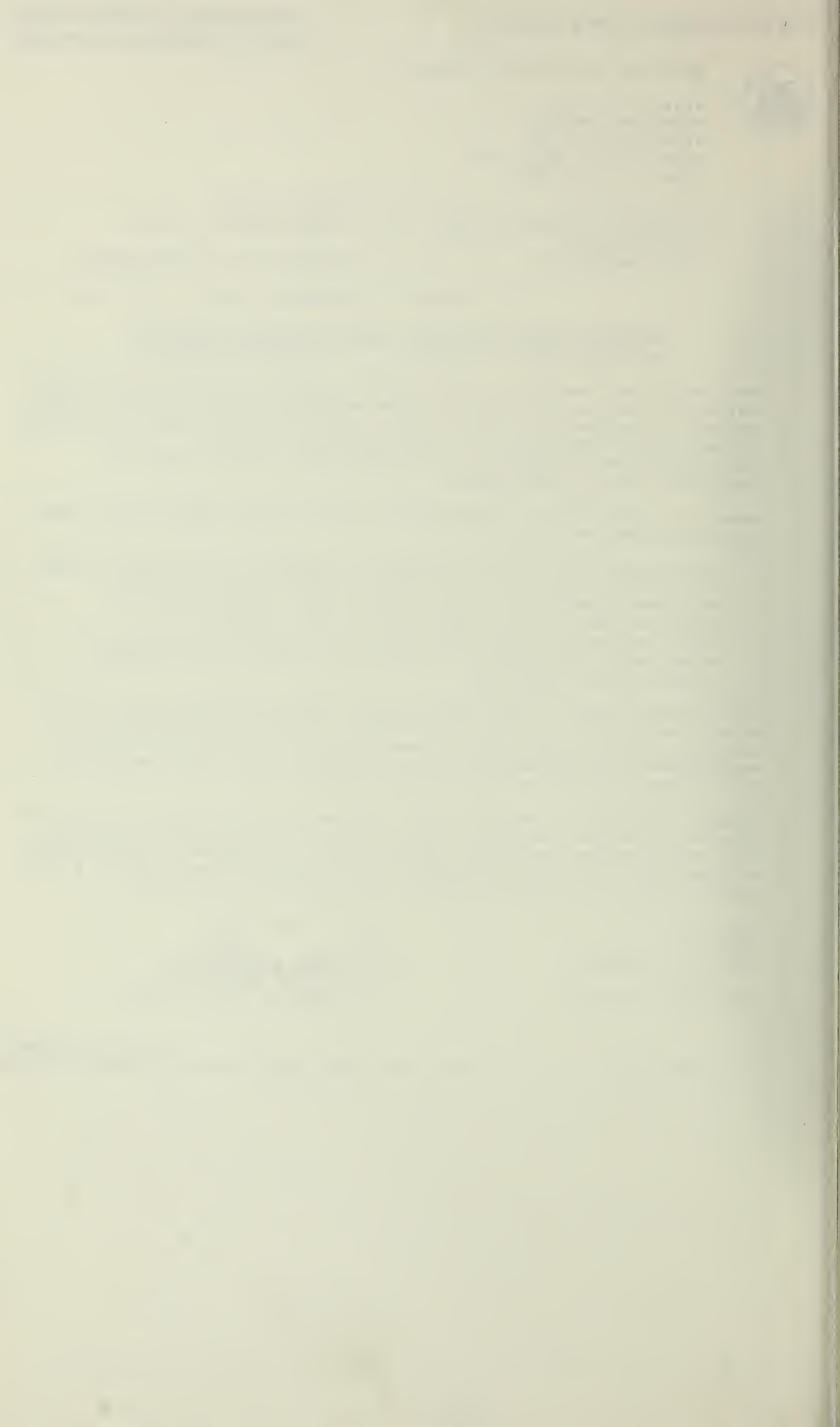
Very Truly Yours,

A handwritten signature in dark ink, appearing to read "Richard J. Evans".

Richard J. Evans
Director of Public Works

(415)558-6096

03A-P20-P20-002
450 MCALLISTER ROOM 201 SAN FRANCISCO 94102





CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Eliz & Lafayette Jamerson

904 Steiner Street

San Francisco, CA 94117

Date: November 8, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 2148 Pine Street

BLOCK 652

LOT 012

APPEAL NO. 6366

S-NC-DEQ BW

INSPECTOR M. Ruiz

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 30, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

*This is a rescheduled of October 25, 1989 which was cancelled.

Original Notice of Hearing was sent to the Appellants & Appellants agent on Nov. 8, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

Fee paid.

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

JAMERSON, ELIZ. & LAFAYETTE
Appellant

Appeal Number 6366

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7-26, 1989
- (2) The affected premises are located at 2148 Pine St.
San Francisco. They contain 2 dwelling units and _____
rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order # 152155

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

- 1- Lack of timely notification of Hearing.
- 2- Work is in process, permit had been issued before hearing of 7-26-89.
- 3- Not enough time.

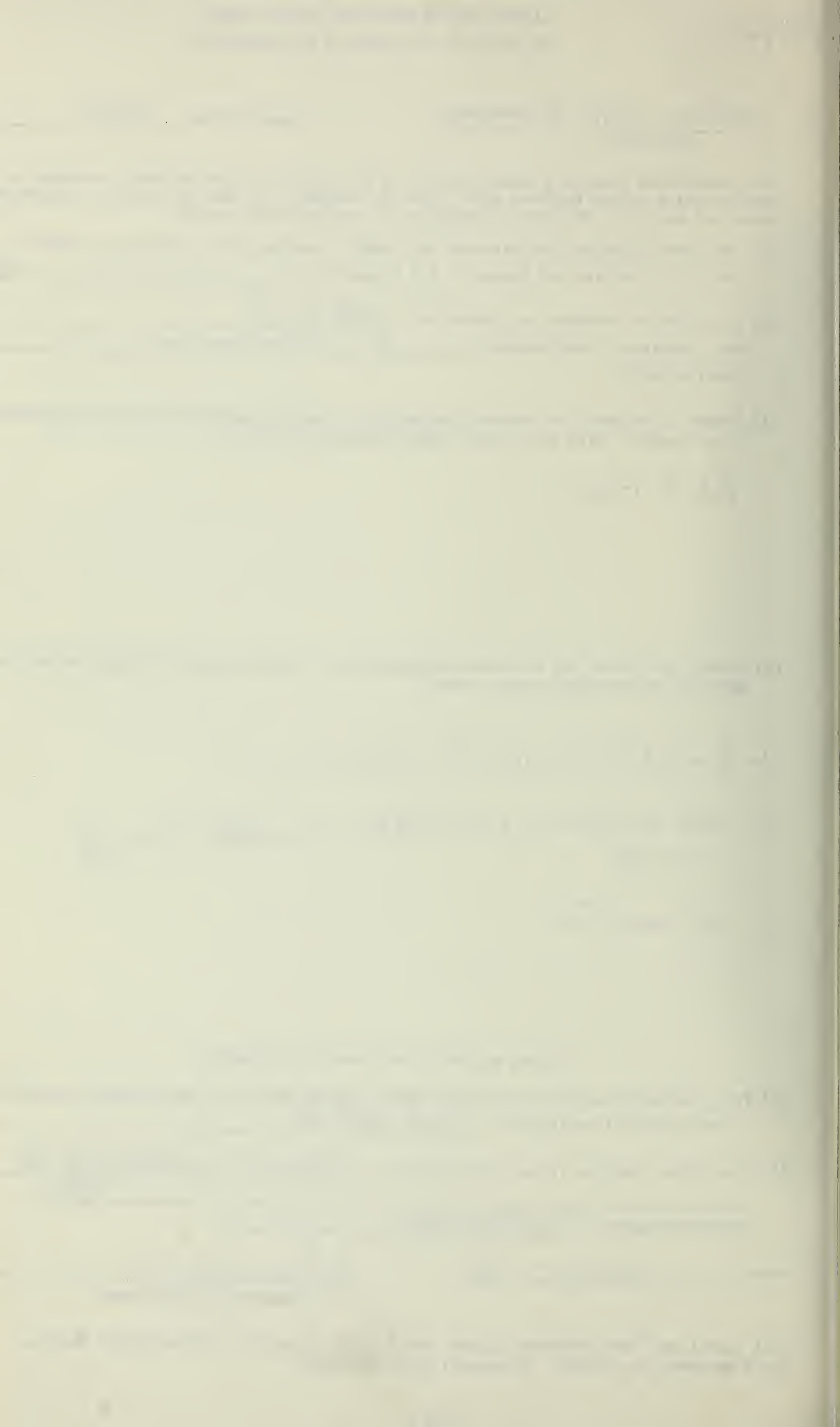
(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Agent, Contractor
- (6) The official address of the undersigned is POB 5263, SAN FRANCISCO, CA.
94101
Telephone number: (415) 821-7600

Dated: 30 Aug., 1989.


(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





BUILDING INSPECTION DIVISION

DATE: 08/04/89
PROPERTY ADDRESS:
2148 PINE ST
BLOCK: 0652 LOT: 012
SEQ: 01 CASE: BW0

JAMERSON ELIZ & LAFAYETTE
904 STEINER ST
SAN FRANCISCO CA

94117

OWNER'S NAME:
JAMERSON ELIZ & LAFAYETTE

INSPECTOR: ALLAN THOMPSON

DISTRICT: 14A CT: 152

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 152155

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/26/89 in accordance with the DPW HEARING ORDER NO. 151803. The hearing was conducted by a representative of the Director. The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/22/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 07/26/89

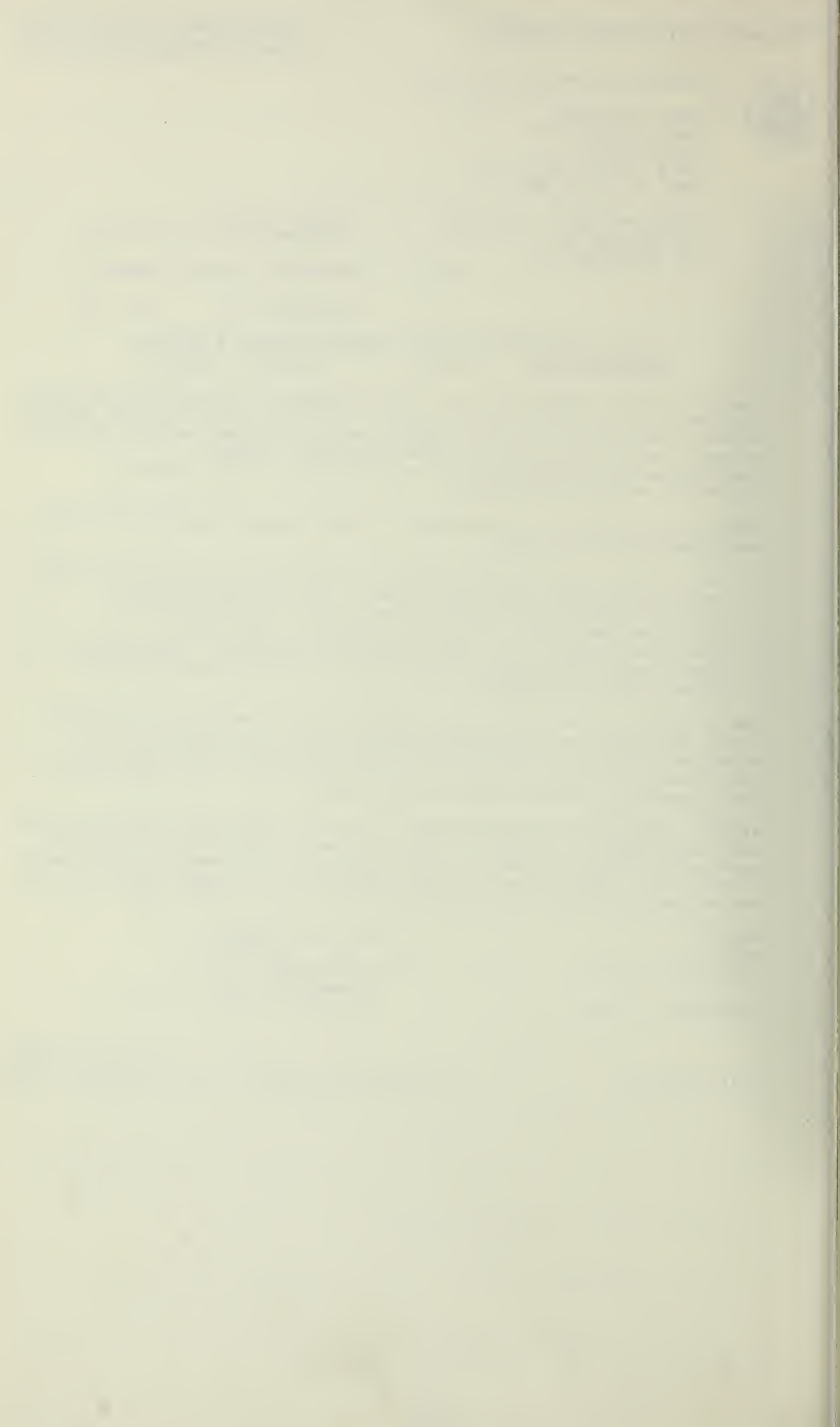
Very Truly Yours,

A handwritten signature in dark ink, appearing to read "Richard J. Evans".

Richard J. Evans
Director of Public Works

(415)558-6096

14A-P20-P20-006
450 MCALLISTER ROOM 201 SAN FRANCISCO 94102





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Cercone G. James

154 Delmar Street

San Francisco, CA 94117

Date: November 8, 1989

Nature of Appeal:

- ☒ Director's Order
☐ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 152-54 Delmar Street

BLOCK 1270 LOT 64

APPEAL NO. 6367 S-NC-DEQ DA

INSPECTOR Y. Morikawa

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 8, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

*This is a reschedul of October 25, 1989 which was cancelled.

Original Notice of Hearing was sent to the Appellant on November 8, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



Volume 10, Number 1
January 1981

THE UNIVERSITY OF CHICAGO PRESS

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APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

SEP 08 1989

G. JAMES CERCOVE
Appellant

Appeal Number 6367

ORDER Number: 151820
Hearing order number: 151820

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 08/02/89, 1989.

(2) The affected premises are located at 152-154 Delmar Street
San Francisco. They contain THREE dwelling units and 2 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.) ON 7/21/86 THE CITY & COUNTY OF SAN FRANCISCO DEPT OF PUBLIC WORKS ISSUED A GARAGE DOOR PERMIT (NA 6024 photocopy attached). THIS WAS AFTER I HAD CONTACTED THE BLDG DEPT AND INQUIRED TO WHAT TYPE OF DOOR ~~AND~~ I COULD HAVE INSTALLED. I WAS TOLD A SECTIONAL DOOR WITH WIRE-GLASS WINDOWS WAS PERMISSIBLE. THE PERMIT WAS ISSUED AND THE DOOR WAS INSTALLED. ON ABOUT 4/15/87 HOUSING INSPECTOR Y. MORIKAWA, DURING A ROUTINE HOTEL + APT DIV INSPECTION, SAID THE DOOR WAS ILLEGAL AS IT DID NOT MEET THE REQUIREMENTS OF A SECOND MEANS OF EGRESS FROM THE BUILDING. THE SECOND EGRESS WAS A DOOR IN THE KITCHEN TO AN INCLINED FIXED FIRE ESCAPE LADDER IN THE LIGHT-WALL TO AN UNLOCKED DOOR TO THE GARAGE.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

THE BUILDING INSPECTOR'S SOLUTION TO THE EGRESS PROBLEM WAS TO:
① install new garage door with more door at our expense (\$1500⁰⁰) even though it is a blatant DPH error; ② Remove garage door; ③ leave garage door open at all times; or ④ installing 2nd means of egress.

We did obtain a building permit and install a second exit door from the ground-level lower flat. The purpose of the hotel/apartment division inspection is for the purpose of promoting security, safe for tenants. MR MORIKAWA'S ARBITRARY SUGGESTION OF REMOVING THE GARAGE DOOR OR OF LEAVING IT PERMANENTLY OPEN IS SIMPLY CALLOUS + IGNORANT. THIS WOULD PROVIDE INCREDIBLY EASY ACCESS TO ALL THREE UNITS IN THE BUILDING OUT OF SIGHT OF ANYONE OUTSIDE AND PROVIDE A VERY UNSAFE LOCATION FOR AN ATTACKER TO HIDE.
(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER

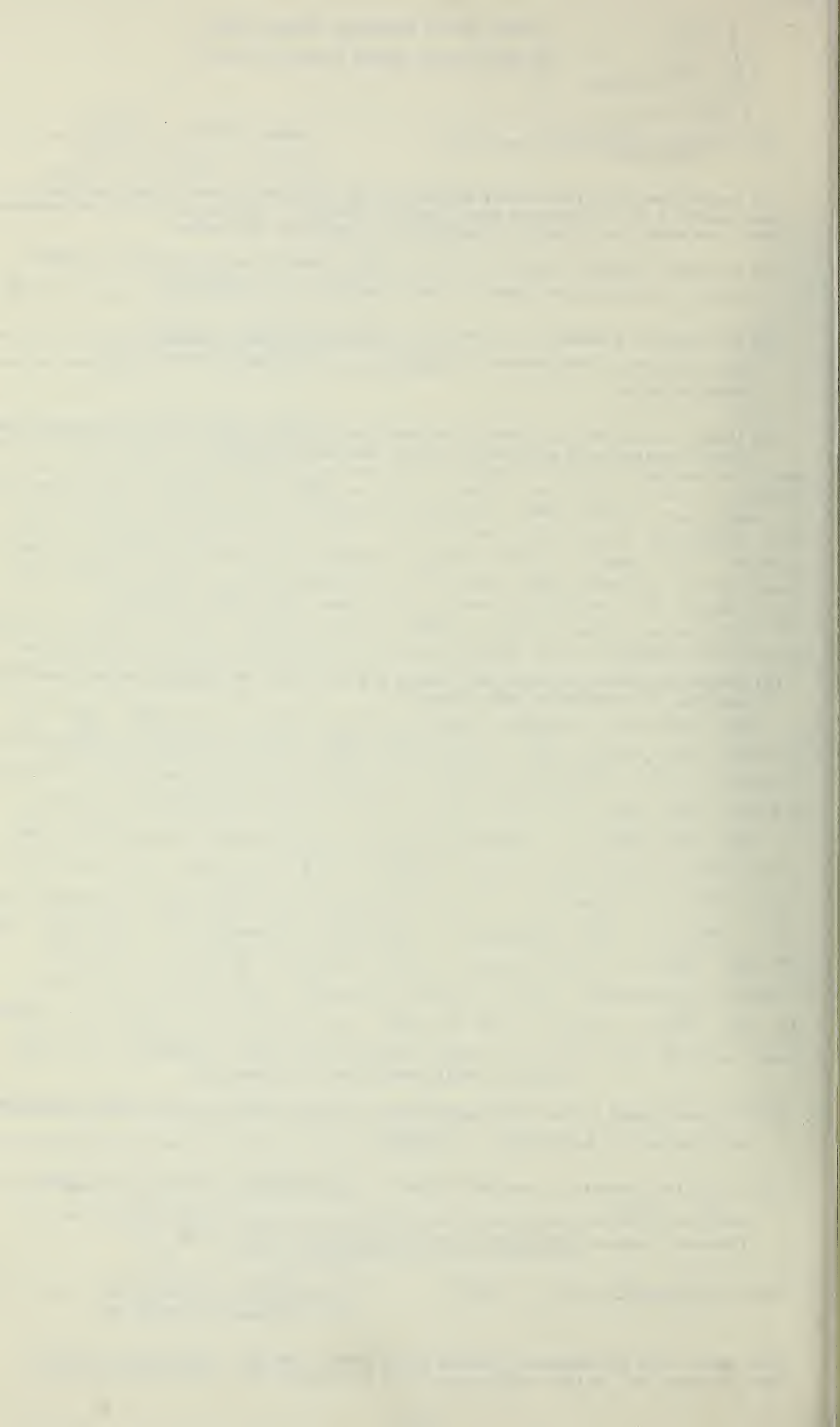
(6) The official address of the undersigned is 154 Delmar Street, San Francisco
CA 94117

Telephone number: (415) 626-7770 - eve OR (415) 556-5280 - days

Dated: September 7, 1989.

G. James Cercove
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



#3 Exit from the garage is through the door in question.

MR. MORIKAWA STATES THAT THE DOOR MUST HAVE A MAN-DOOR WITHIN THE GARAGE-DOOR. THIS IS TO FACILITATE EASE IN GETTING OUT IN AN EMERGENCY.

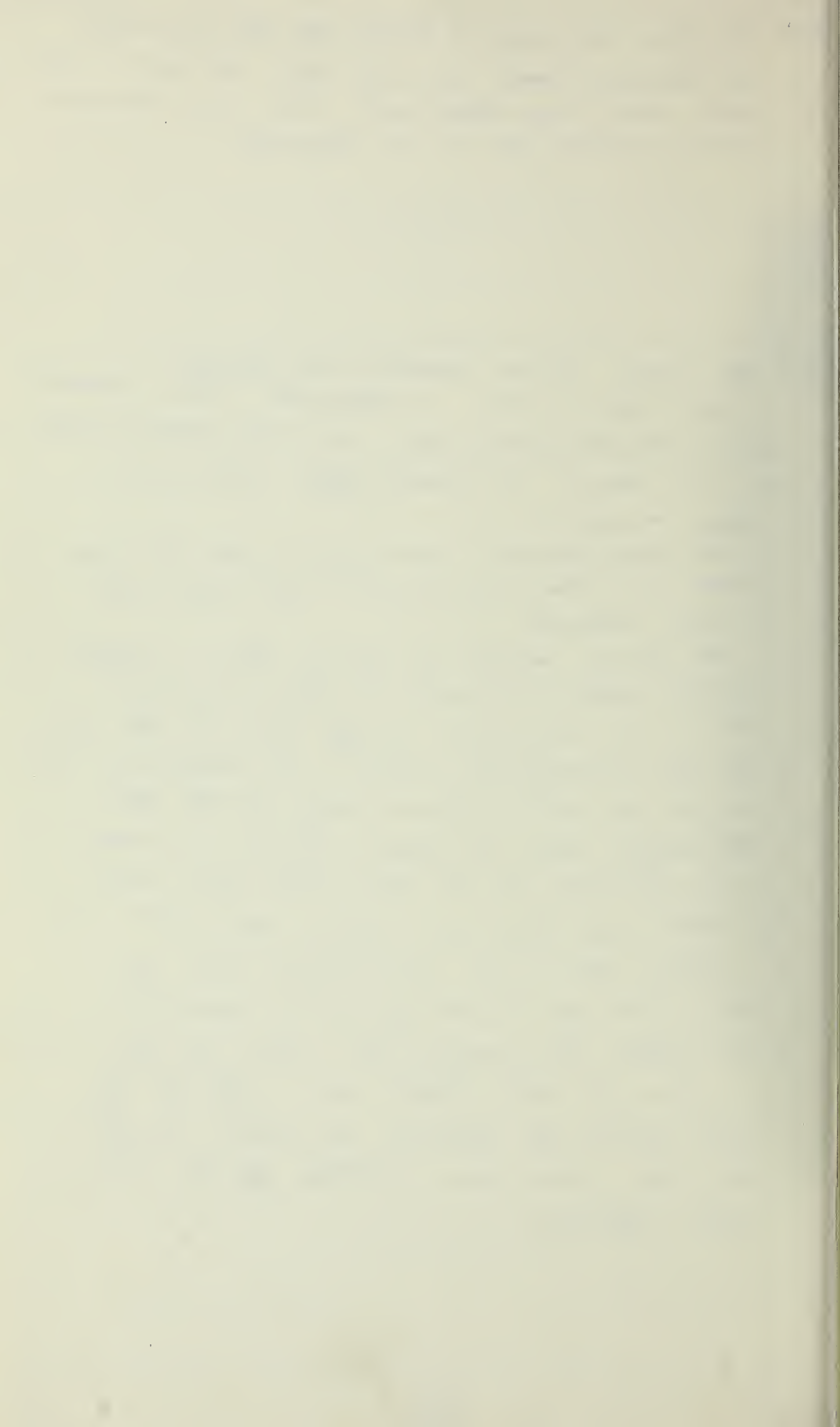
4. AND ATTACK ANYONE ENTERING THE GARAGE.

THIS SEEMS TO BE A DEPARTMENT MORE CONCERNED WITH ARBITRARY RULES THAN WITH THE SAFETY OF ANY OF MY TENANTS. I WOULD NEVER ALLOW SUCH A COURSE OF ACTION.

WE HAVE installed a second egress from the lower rented unit (done with a permit). The upper unit is owner occupied.

Any person capable of climbing down a steeply inclined ladder is capable of opening a garage door. IF the power is off AND the door will not open automatically, There is an emergency lever to pull to allow manual opening of the door. Additionally, there is access through 3 windows in the lightwell to the lower flat which could be broken and then exit through that unit.

Because this is a City & County error, I believe the city should grant an exemption and allow the garage door which has been in place for over 3 years now. If not the city should be made to reimburse us for the door which was installed legally and with a permit.



City and County of San Francisco

Department of Public Works
Bureau of Building Inspection



HOUSING INSPECTION DIVISION

DATE: 08/11/89
PROPERTY ADDRESS:
152-154 DELMAR ST
BLOCK: 1270 LOT: 064
SEQ: 01 CASE: DAO

CERCONE G JAMES
154 DELMAR ST
SAN FRANCISCO CA

OWNER'S NAME:
CERCONE G JAMES &

94117

INSPECTOR: YASU MORIKAWA
DISTRICT: CT: 171

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 152224

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/02/89 in accordance with the DPW HEARING ORDER NO. 151820.

The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

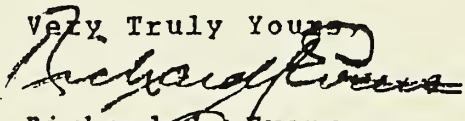
The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/29/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/02/89

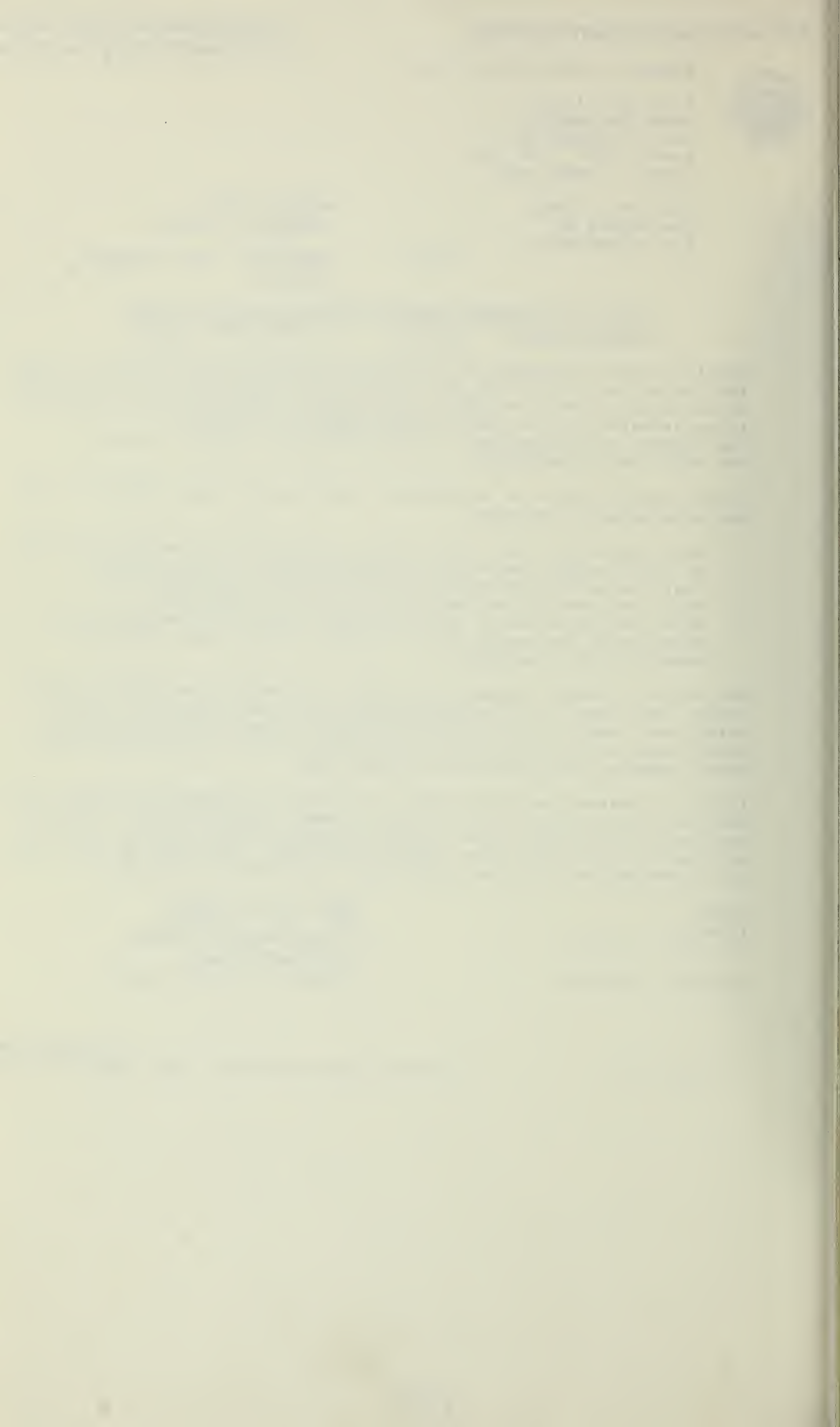
Very Truly Yours


Richard J. Evans
Director of Public Works

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 9410

P20-D20-006



City and County of San Francisco
GARAGE DOOR PERMIT

No 6024

Garage Door Installation to start 7-71-86

at 1541 Dolman St.
Ave.

Estimated Job Cost \$ 920⁰⁰ Contractor American Overhead

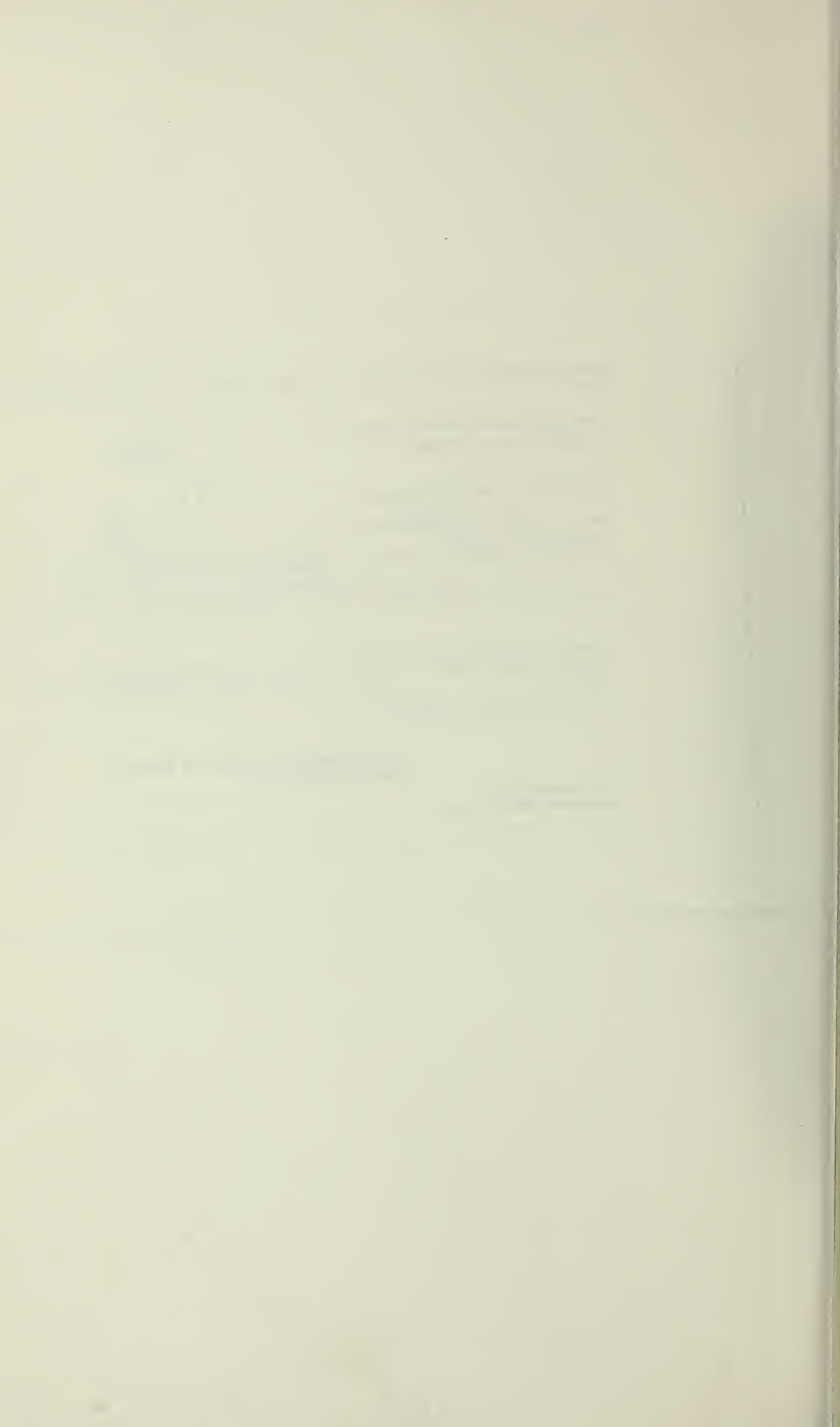
7-11 19 86 Address 2135 Jennings St. SF

PERMIT is hereby granted to install garage door to private garage in existing building, without structural alterations, subject to compliance with laws.

FEE paid in advance — ~~\$5.00~~ \$7.50

DEPARTMENT OF PUBLIC WORKS
Central Permit Bureau

NOT VALID unless
completely filled in above.





CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

New College of California
50 Fell Street
San Francisco, CA 94102

Date: November 7, 1989

Nature of Appeal:

- ☒ Director's Order
☐ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 50 Fell Street
BLOCK 814 LOT 010
APPEAL NO. 6368 S-NC-DEQ PP0
INSPECTOR John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 22, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on November 7, 1989. *JK*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

New College of California

Appeal Number 6368

Appellant

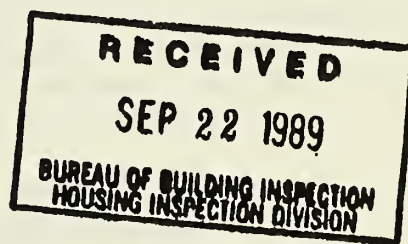
The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on August 16, 1989.
- (2) The affected premises are located at 50 Fell St., San Francisco. They contain 0 dwelling units and 0 rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

see attachment

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

see attachment



(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Owner.
- (6) The official address of the undersigned is 50 Fell St., San Francisco, CA 94102

Telephone number: (415) 626-1694

Dated: September 21, 1989.

Matthew Limon
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6160.

Vol. 100, Part 1

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THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE

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BUILDING INSPECTION DIVISION

DATE: 08/25/89
PROPERTY ADDRESS:
50 FELL ST
BLOCK: 0814 LOT: 010
SEQ: 01 CASE: PPO

NEW COLLEGE OF CALIFORNIA
% MILDRED HENRY
777 VALENCIA ST
SAN FRANCISCO CA

OWNER'S NAME:
NEW COLLEGE OF CALIFORNIA INC

INSPECTOR: JOHN GREENE

94110

DISTRICT: 27A

CT: 124

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE PARAPET ORDER NO. 152334

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/16/89 in accordance with the DPW HEARING ORDER NO. 151898. The hearing was conducted by a representative of the Director. The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/12/89.

Owner
File (2)
BID (5) (1 Signed)

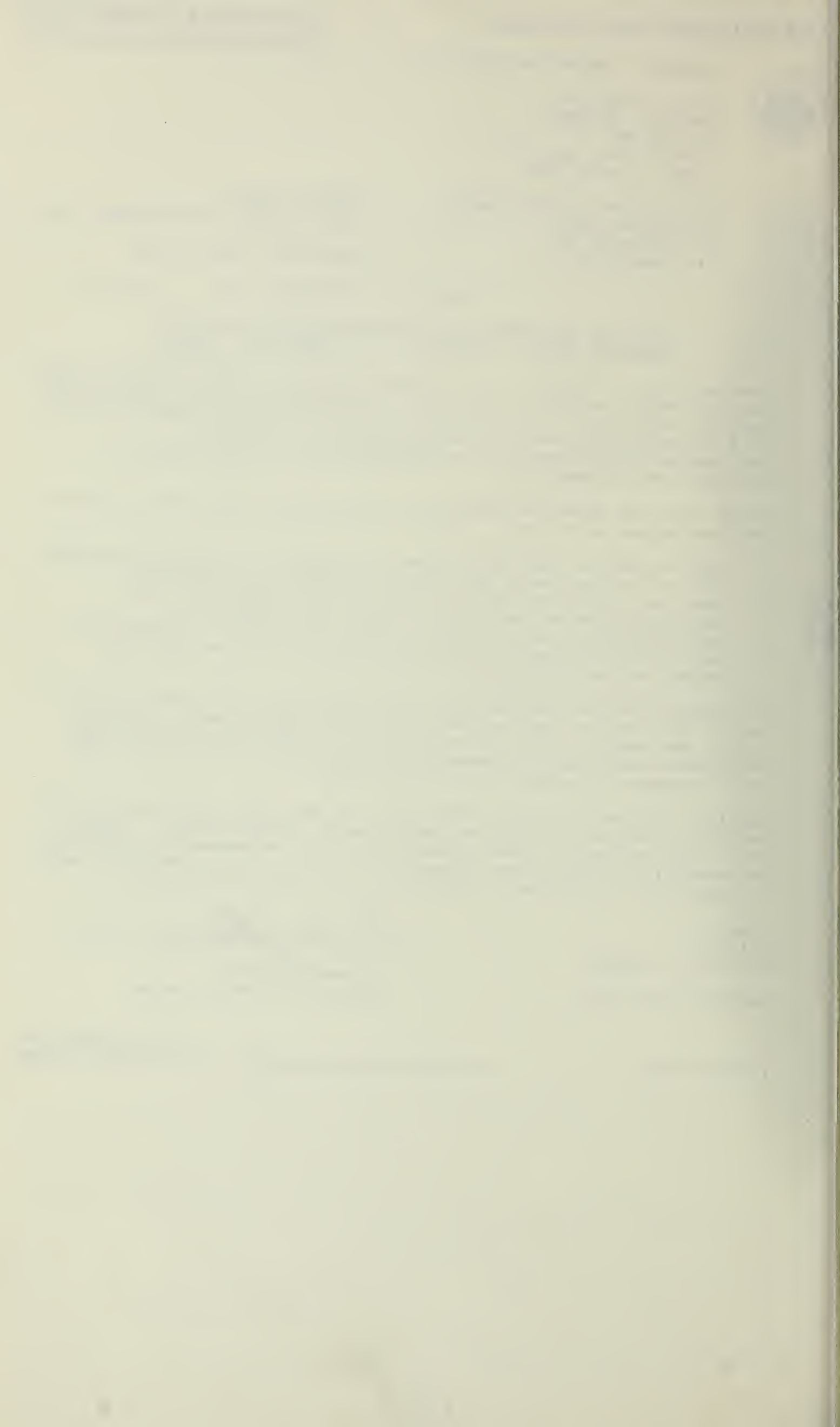
Approved: 08/16/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

(415)558-6096

27A-P20-P20-005
450 MCALLISTER ROOM 201 SAN FRANCISCO 94102



ATTACHMENTS

Question 3

This is an appeal from the "Order of abatement under section 203-203 of the building code Parapet Order no. 152334."

In order number 151898, the Director of Public Affairs cited New College for having the following dangerous features: brick and concrete parapet around entire roof, chimney above roof, and loose roof tiles.

At a hearing on August 16, 1989, the College was granted 180 days to file a permit and complete the repairs.

We appeal the finding of dangerous conditions as to all cited conditions except the roof tiles.

The concrete parapet referred to contains reinforcing bars and is structurally contiguous with the North wall. The roof abuts two buildings on the East and West sides. According to the City's inspection department, these sides would be exempted. The building manager feels strongly that the parapet on the North side poses no safety danger and should not have been cited.

One half of the roofing tiles have been anchored with funds obtained from Community Development Block Grants (CDBG).

The chimney is also reinforced concrete and poses little or no danger, albeit, according to our building manager. Again, the chimney should not have been cited.

Question 4

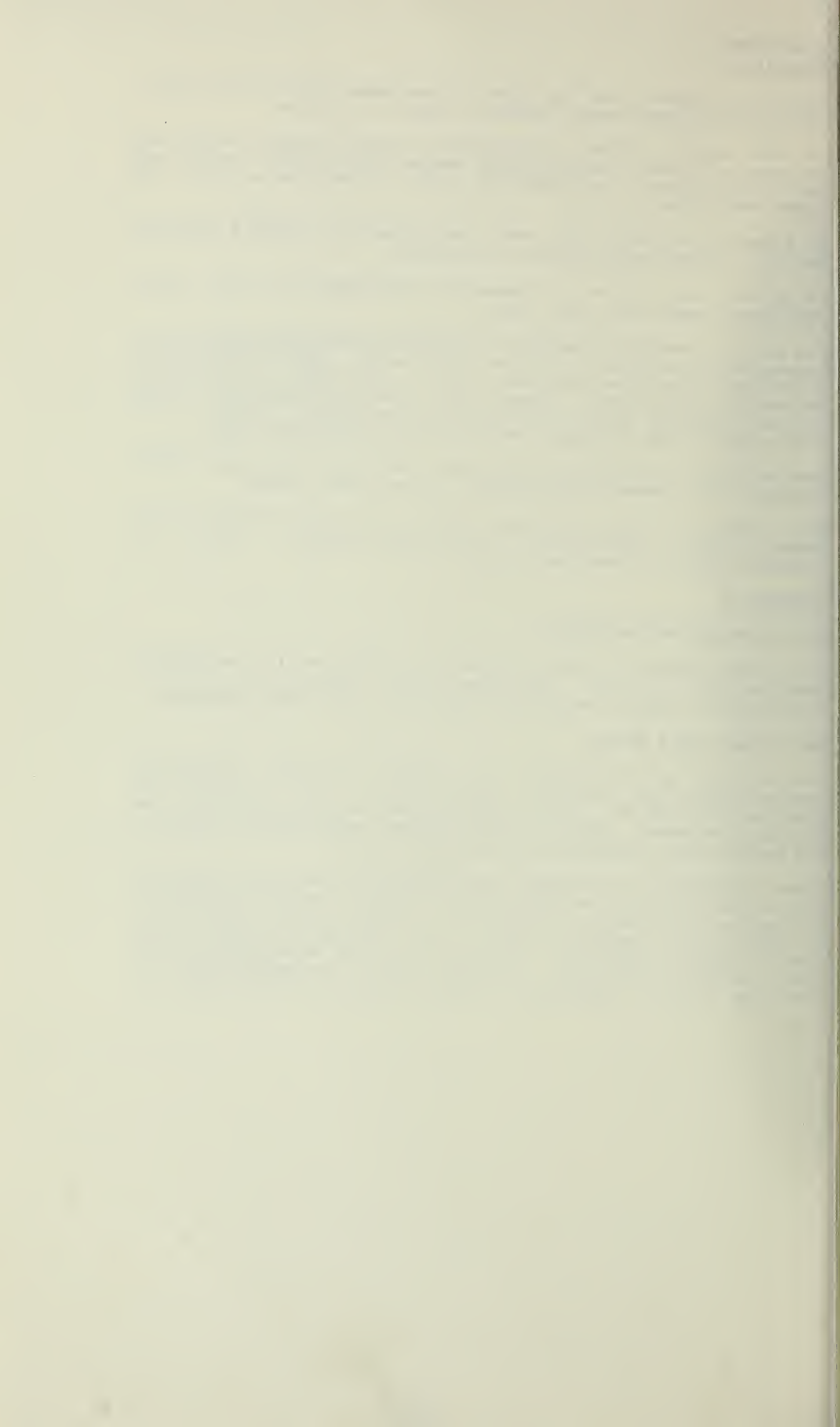
The Immediate Relief Sought

The College seeks a 4 year extension to complete all the repairs required by the City. We also would request the City's assistance in finding sources of capital to make these repairs.

Why We Seek This Relief

New College of California is a small, private, unendowed undergraduate and graduate institution. The building in question, 50 Fell St., was donated to the school in 1978 by the federal government. Because of its unique architectural history, the building was designated an historical site.

Since receiving the building, the College has strived, sometimes with volunteer labor and always with meager financial resources, to improve the structure and bring it within code guidelines. The CDBG grant referred to above is one example of outside funds used to upgrade the roof. Unfortunately, the money granted at that time was insufficient to finish the job of refastening all the loose tiles. Recently, we applied for a state grant to



finish the roof work. We were denied the money. Our current budget is insufficient to cover the costs of the improvements. Jeff Ma, a civil engineer with the City's inspection department estimates the parapet repair cost to be \$40-80 per linear foot. (total footage is approximately 200 feet) The tile repairs will cost approximately \$40,000.

The College operates within severe fiscal constraints. We hope, however, over the next three years to build surpluses into our yearly budgets. From those funds, we should be able to make the required repairs. Meanwhile, we will continue to search for other funding sources for these repairs to complete at least the tile repairs sooner than four year.





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Gregg Witkoski

150 Delmar Street, #4

San Francisco, CA 94117

Date: November 7, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notice

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 152-156 Russ Street

BLOCK 3731

LOT 083

APPEAL NO. 6369

S-NC-DEQ

DAO

INSPECTOR Paul Lansdorf

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 28, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on November 7, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



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**APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO**

Gregg Witkoski

Appellant

Appeal Number

6369

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 9/13/89, 1989.

(2) The affected premises are located at 152-156 Russ Street, San Francisco. They contain Six dwelling units and -- rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I became the owner of the above described property on 7/18/89. I was notified of alleged violations in the building on or about August 29, 1989, when a notice was sent to the property address. All items written up on the Routine Inspection Checklist had been corrected by the prior owner of the building in the early part of the year 1989. The prior owner of the building, Jeffrey Kriger died on 3/15/89 and his father, the trustee of the estate, was not aware of the procedure of having the items indicated on the checklist re-inspected upon completion. The father of the prior owner, Bernard Kriger, is 73 years old and lives in Florida. He did not disclose to me any information regarding these violations at the time that I purchased the building.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

On 8/29/89 I made an appointment for re-inspection of the premises with Inspector Paul Landsdorf. He re-inspected the building on 9/5/89 and found that the items written up on the original inspection had been corrected. These items are: 1. Fire extinguishers provided in the hallways. 2. Rear stairway replaced/repaired. 3. Security ordinance Checklist complied with, in that 1/2" throw deadlatch are provided on all units, glazing on the interior entry doors was removed, and hardwired smoke detectors had been installed.

I was not in possession of a copy of the building permit for the installation of the smoke detectors on the date of the re-inspection. I have since obtained a copy and it is attached herewith.

It is my understanding that all items indicated on the Routine Inspection Checklist have been corrected and I would like to have confirmation of this fact from the Bureau of Building Inspection.

RECEIVED

SEP 28 1989

BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove owner.

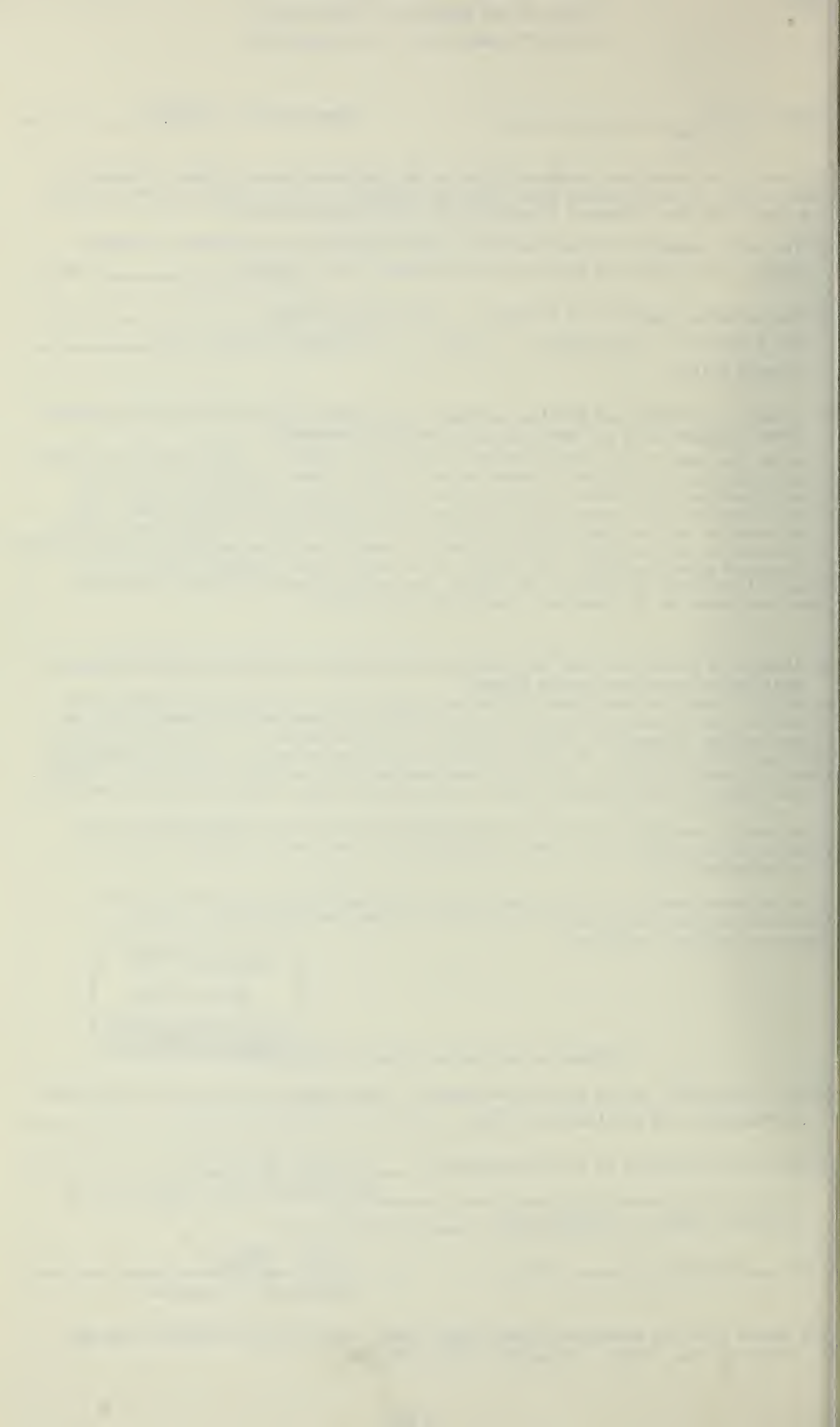
(6) The official address of the undersigned is 150 Delmar Street #4
San Francisco, Ca. 94117

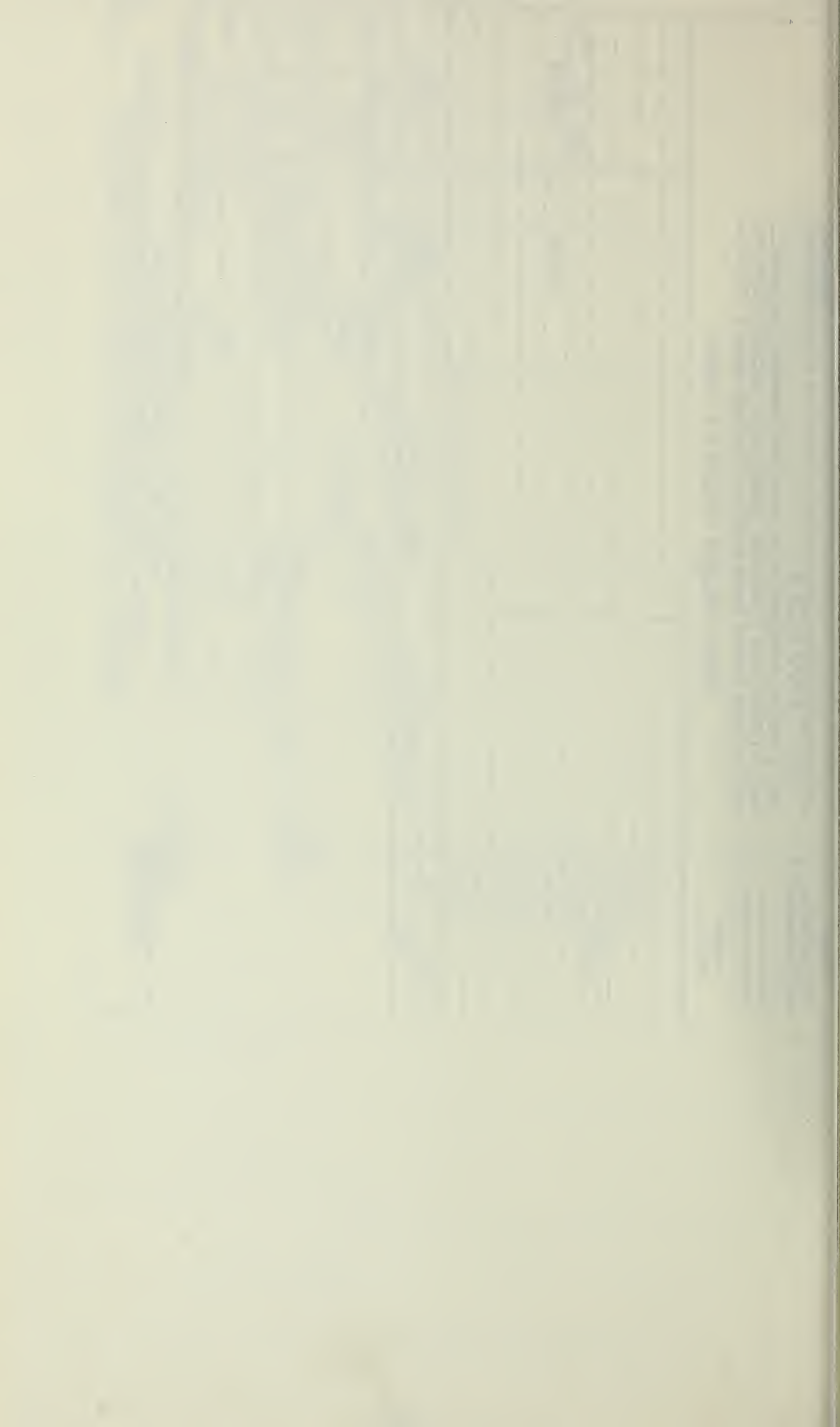
Telephone number: 415-863-1328

Dated: September 27, 1989.

Gregg Witkoski
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





HOUSING INSPECTION DIVISION

DATE: 09/22/89
PROPERTY ADDRESS:
152-156 RUSS ST
BLOCK: 3731 LOT: 083
SEQ: 01 CASE: DAO

WITKOSKI A GREGG & SWAN B L
150 DELMAR ST #4
SAN FRANCISCO CA

94117

OWNER'S NAME:
WITKOSKI A GREGG &

INSPECTOR: PAUL LANSDORF
DISTRICT: CT: 178

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 152608

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/13/89 in accordance with the DPW HEARING ORDER NO. 152074. The hearing was conducted by a representative of the Director. The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/10/89.

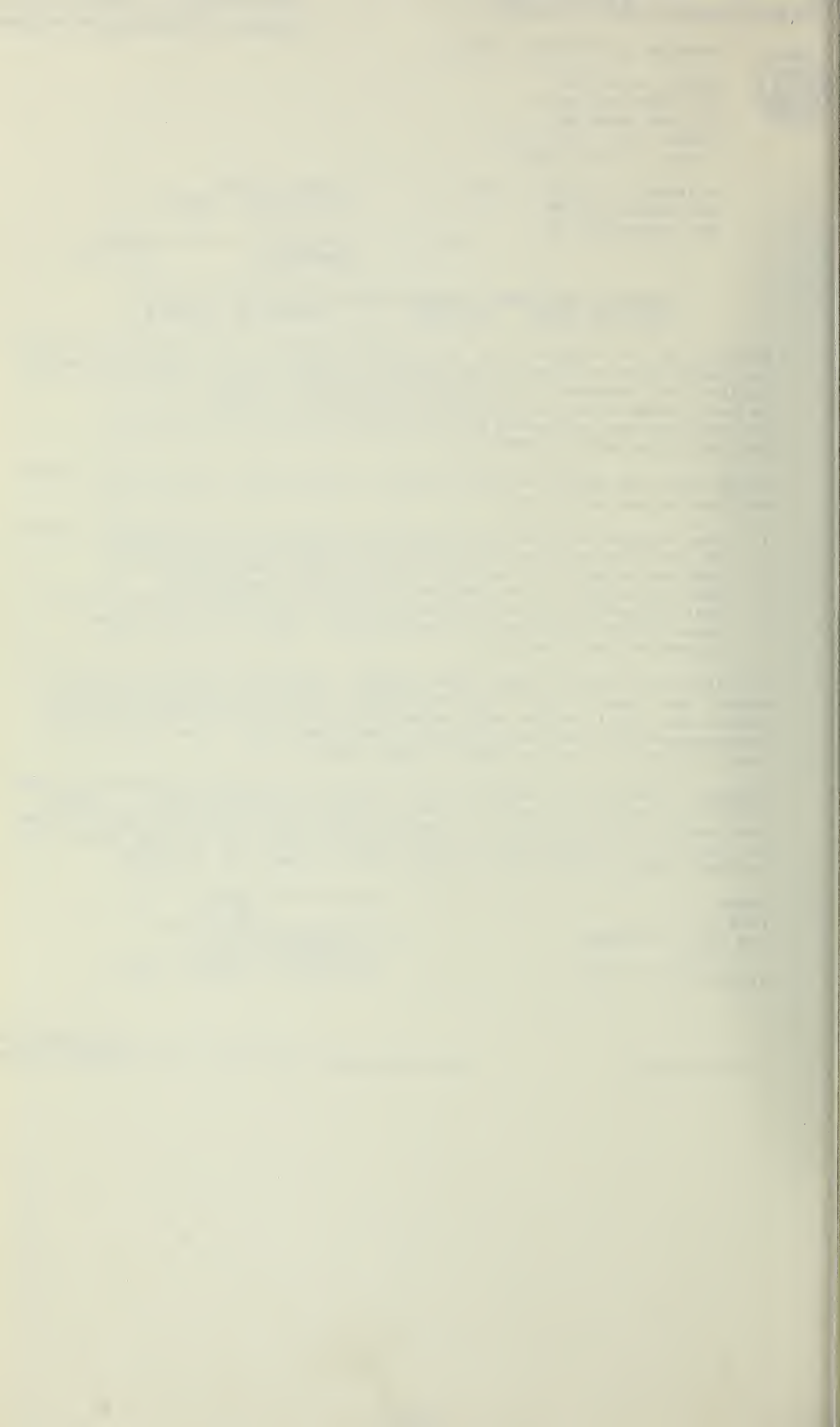
Owner
File (2)
BID (5) (1 Signed)
Approved: 09/13/89

Very Truly Yours,

Richard J. Evans
Richard J. Evans
Director of Public Works

(415)558-6220

P20-D20-005
450 MCALLISTER ROOM 302 SAN FRANCISCO 9410





CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

☐ ABSENT
☒ PRESENT

Appellant Daniel F. McKenna
Address c/o Michael J. McFadden
275 Fair Oaks Street
San Francisco, CA 94110

PROPERTY ADDRESS 275 Fair Oaks Street
BLOCK 3647 LOT 20
HEARING DATE September 27, 1989
APPEAL NUMBER 6361
INSPECTOR C. Dare

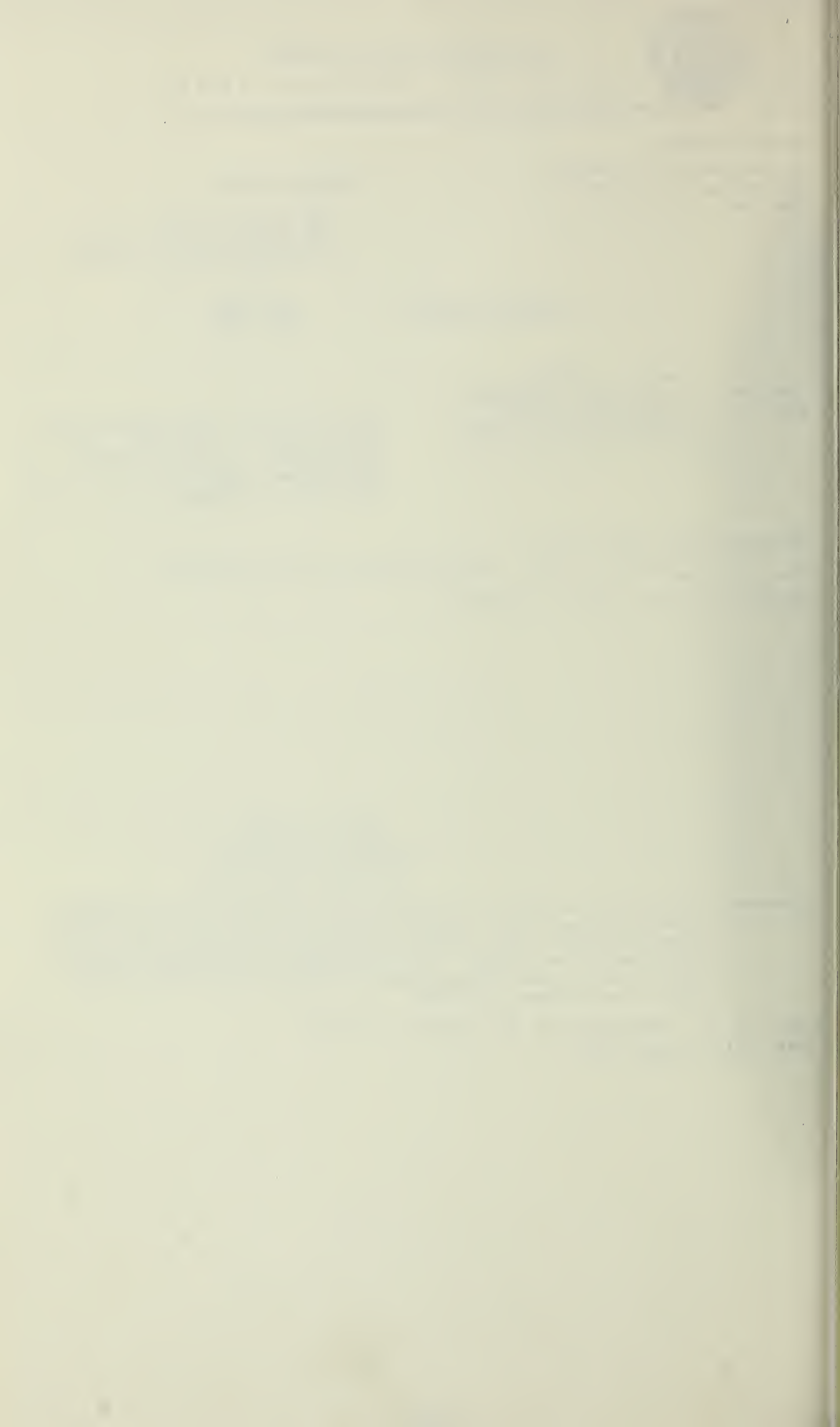
ABATEMENT APPEALS BOARD DECISION:

The case is continued for 60 days. The next hearing will be on Wednesday,
November 22, 1989 at 1:30 P.M. City Hall.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

Sent copy to: 4060-24th Street, San Francisco, CA 94114
DATE MAILED: OCT 11 1989





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Daniel F. McKenna

275 Fair Oaks Street

San Francisco, CA 94110

Date: September 12, 1989

Nature of Appeal:

☒

Director's Order

☐

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 275 Fair Oaks Street

BLOCK 3647

LOT 020

APPEAL NO. 6361

S-NC-DEQ DC

INSPECTOR Colbert Dare

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 9, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on September 12, 1989. *JA*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

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APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

MICHAEL J. McFADDEN
Appellant

Appeal Number 6361

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7/5/, 1989.
- (2) The affected premises are located at 275 FAIR OAKS ST. San Francisco. They contain 2 dwelling units and 4 rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

*Extension of time to
obtain permit. Building in
probate (owner deceased)*

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

*Request extension of
time (30 days)*

RECEIVED

AUG 9 1989

BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove agent.
- (6) The official address of the undersigned is 4060 - 24 St
S. F. 94114
Telephone number: 641 - 4509

Dated: 8/9/, 1989.

Michael J. McFadden
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 550-6168.



ADDRESS: 275 FAIR OAKS STREET

BLOCK: 3647 LOT: 20
SEQ. 01 CASE: DC0INSPECTOR:
COLBERT DAREMcKENNA, DANIEL F.
275 FAIR OAKS STREET
SAN FRANCISCO, CA 94110OWNER'S NAME:
McKENNA, DANIEL F.ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE ORDER NO. 151,987

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 07/05/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 151,538 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

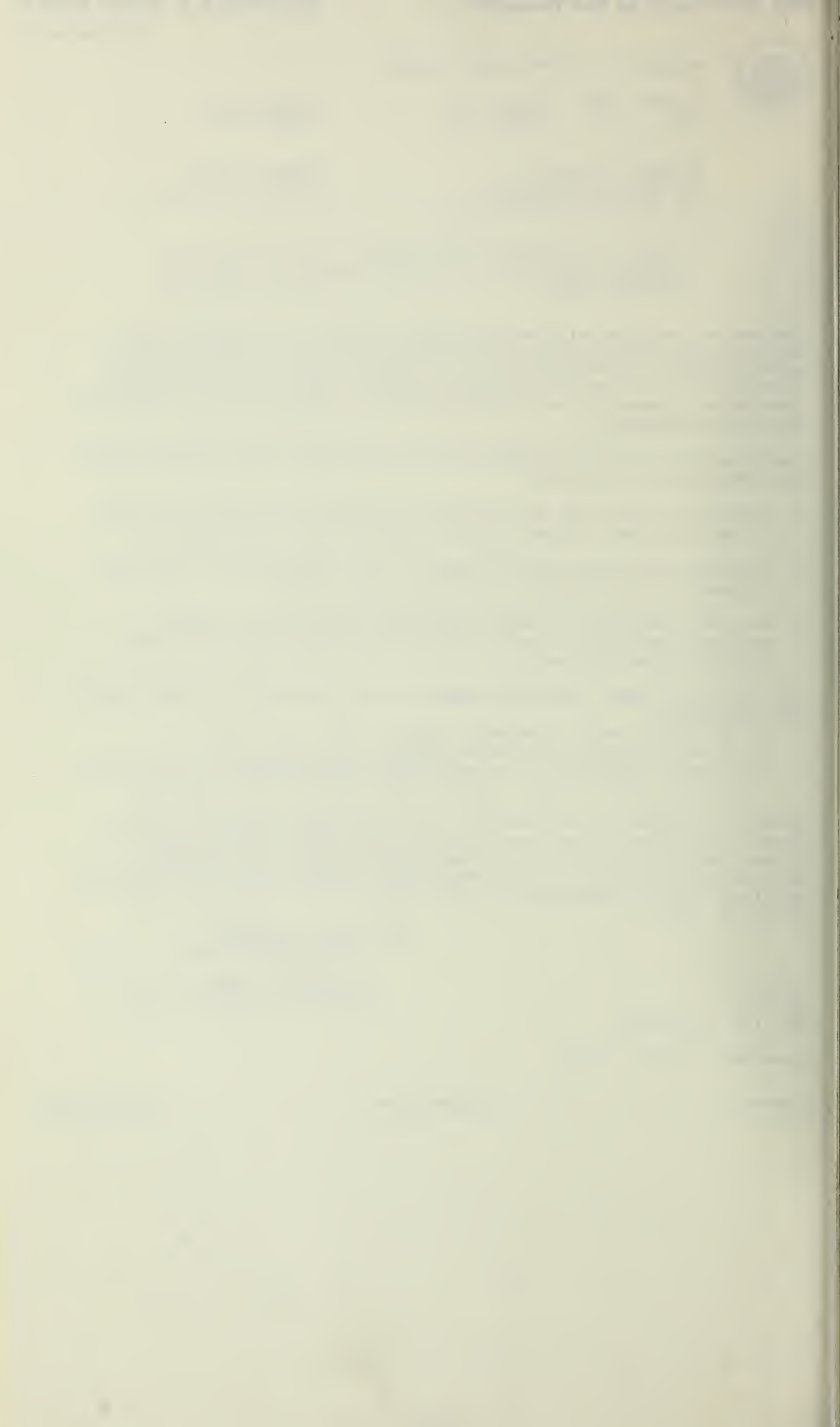
1. 10 DAYS TO SUBMIT ADEQUATE PLANS.
 2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
 3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.
- THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF AUGUST 1, 1989

A handwritten signature in dark ink, appearing to read "Richard J. Evans".

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKSFILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JULY 5, 1989





CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☒ Director's Order
☐ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
☒ PRESENT

Appellant Guinnane Construction Co.
Address 1277 Ulloa Street
San Francisco, CA 94116

PROPERTY ADDRESS 2550 Geary Blvd.
BLOCK 1082 LOT 8
HEARING DATE September 27, 1989
APPEAL NUMBER 6363
INSPECTOR P. Redmond

ABATEMENT APPEALS BOARD DECISION:

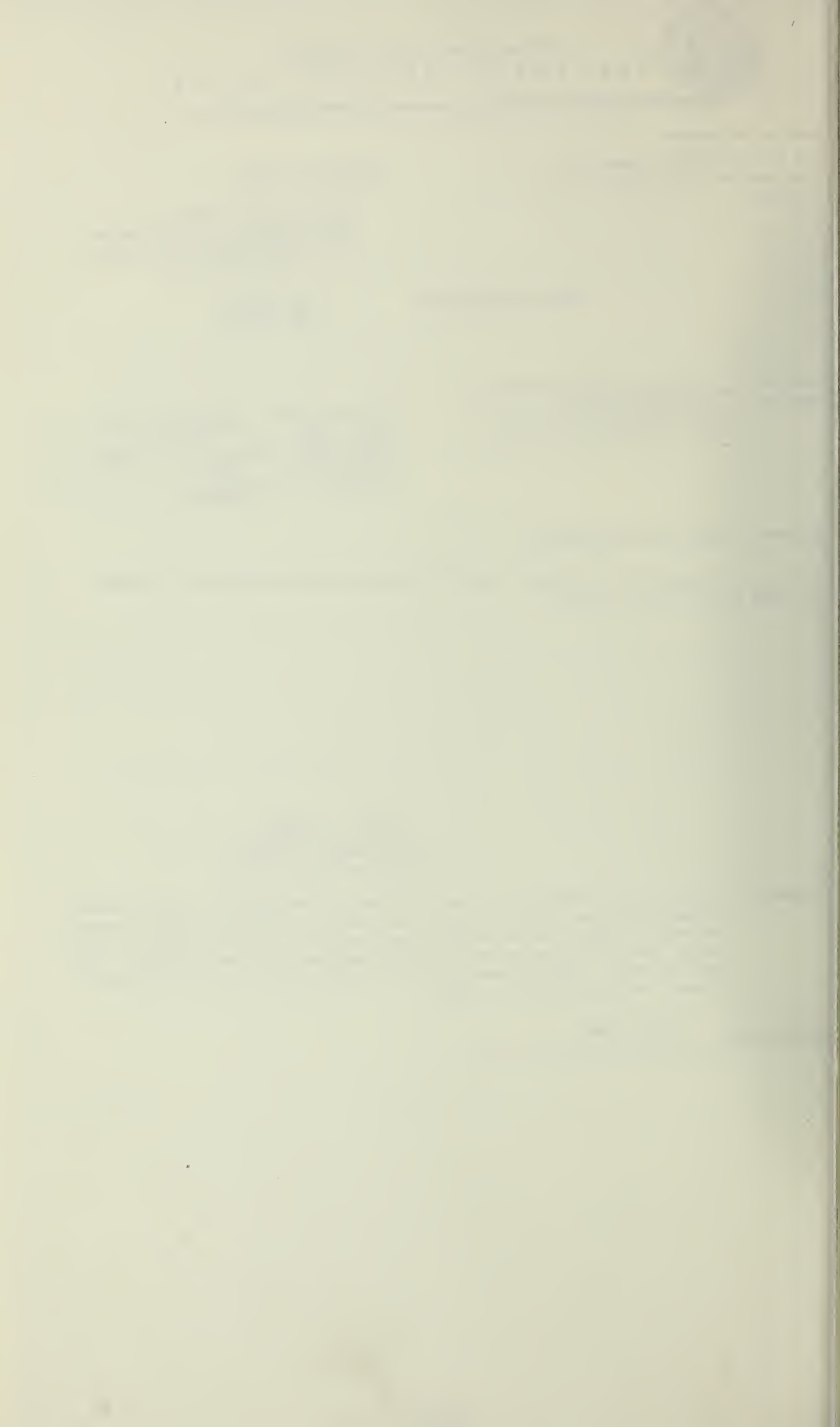
The case is continued for 60 days. The next hearing will be on Wednesday, November 22, 1989 at 1:30 P.M. City Hall.



Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: OCT 11 1989





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: September 12, 1989

Guinnane Construction Co.

Nature of Appeal:

1277 Ulloa Street

☒

Director's Order

San Francisco, CA 94116

☐

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 2550 Geary Bl.

BLOCK 1082

LOT 008

APPEAL NO. 6363

S-NC-DEQ BW

INSPECTOR Patrick Redmond

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 18, 1989, will be heard by the Board at 1:30 p.m. on September 27, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

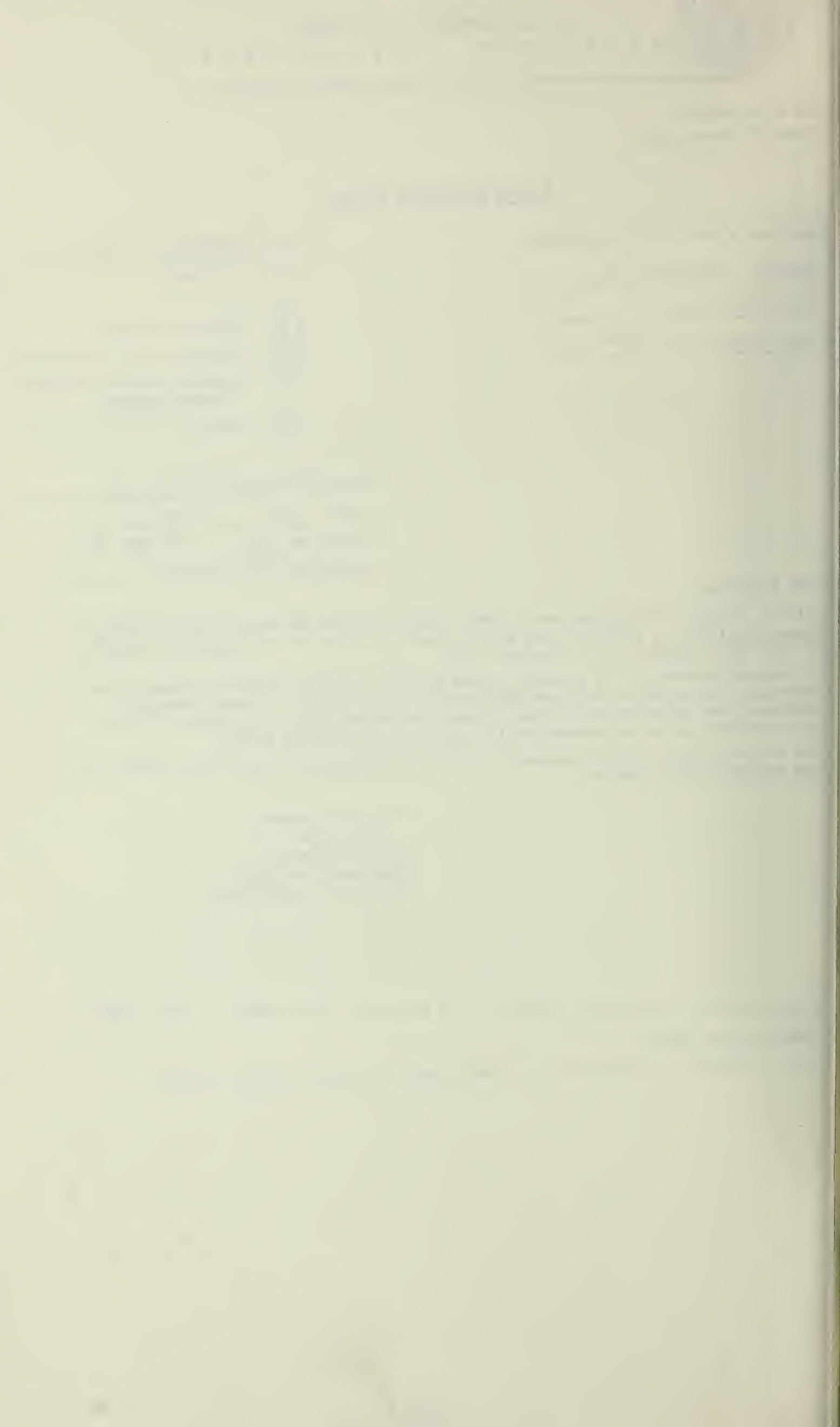
Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on September 12, 1989. *DP*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Guinnane Const Co Inc
Appellant

Appeal Number 6363

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8-18, 1989.

(2) The affected premises are located at 2550 Geary Blvd, San Francisco. They contain 28 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Never was notified of Hearing on 7-12-1989. No one was there to represent the owners of Records.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Don't know what the public nuisance is, or fire or safety code is in this Complaint.

RECEIVED

AUG 18 1989

BUREAU OF BUILDING INSPECTION
HID-ABATEMENT SECTION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.


(6) The official address of the undersigned is 1277 Union St
S F CA 94116
Telephone number: 731-0770.

Dated: 8/18, 1989.

Roy M. Shumida
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

BUILDING INSPECTION DIVISION



DATE: 07/21/89
PROPERTY ADDRESS:
2550 GEARY BL
BLOCK: 1082 LOT: 008
SEQ: 01 CASE: BW0

GUINNANE CONSTRUCTION CO
1277 ULLOA ST
SAN FRANCISCO CA

94116

OWNER'S NAME:
GUINNANE CONSTRUCTION CO INC

INSPECTOR: PATRICK REDMOND

DISTRICT: 16A CT: 154

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE
BUILDING CODE REGULAR ORDER NO. 152037

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/12/89 in accordance with the DPW HEARING ORDER NO. 151630. The hearing was conducted by a representative of the Director. The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

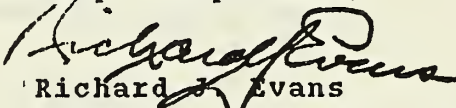
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/08/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 07/12/89

Very Truly Yours,



Richard J. Evans

Director of Public Works

(415)558-6096

16A-P20-P20-005
450 MCALLISTER ROOM 201 SAN FRANCISCO 94102

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

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THE UNIVERSITY OF CHICAGO



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Victor Huang

40 Van Ness Avenue

San Francisco, CA 94109

Date: November 8, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 840 Van Ness Avenue

BLOCK 739 LOT 09

APPEAL NO. 3123 S-NC-DEQ DC

INSPECTOR D. Gogna

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 14, 1989, will be heard by the Board at 1:30 p.m. on November 8, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

This is a rescheduled of October 25, 1989 which was cancelled.

Original Notice of Hearing was sent to the Appellant on November 8, 1989.

FD 215 (Rev. 9/87)

(15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5700 S. DICKINSON DRIVE
CHICAGO, ILL. 60637
TEL. 773-835-3000
FAX 773-835-3000
WWW.CHEM.UCHICAGO.EDU

CHICAGO, ILL. 60637
TEL. 773-835-3000
FAX 773-835-3000
WWW.CHEM.UCHICAGO.EDU

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Victor Huang, 840 Van Ness Ave. S.F. Ca.94109

Appellant

Appeal Number 3123

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 840 Van Ness Ave. S.F. Ca.94109, San Francisco. They contain 49 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Under progress.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Please give one more month to fininishd the job.

RECEIVED

AUG 14 1989

BUREAU OF BUILDING INSPECTION
HIDABATEMENT SECTION

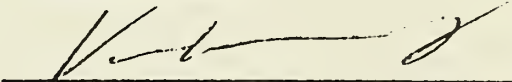
(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove 840 Van Ness Ave. S. F. Ca.94102.

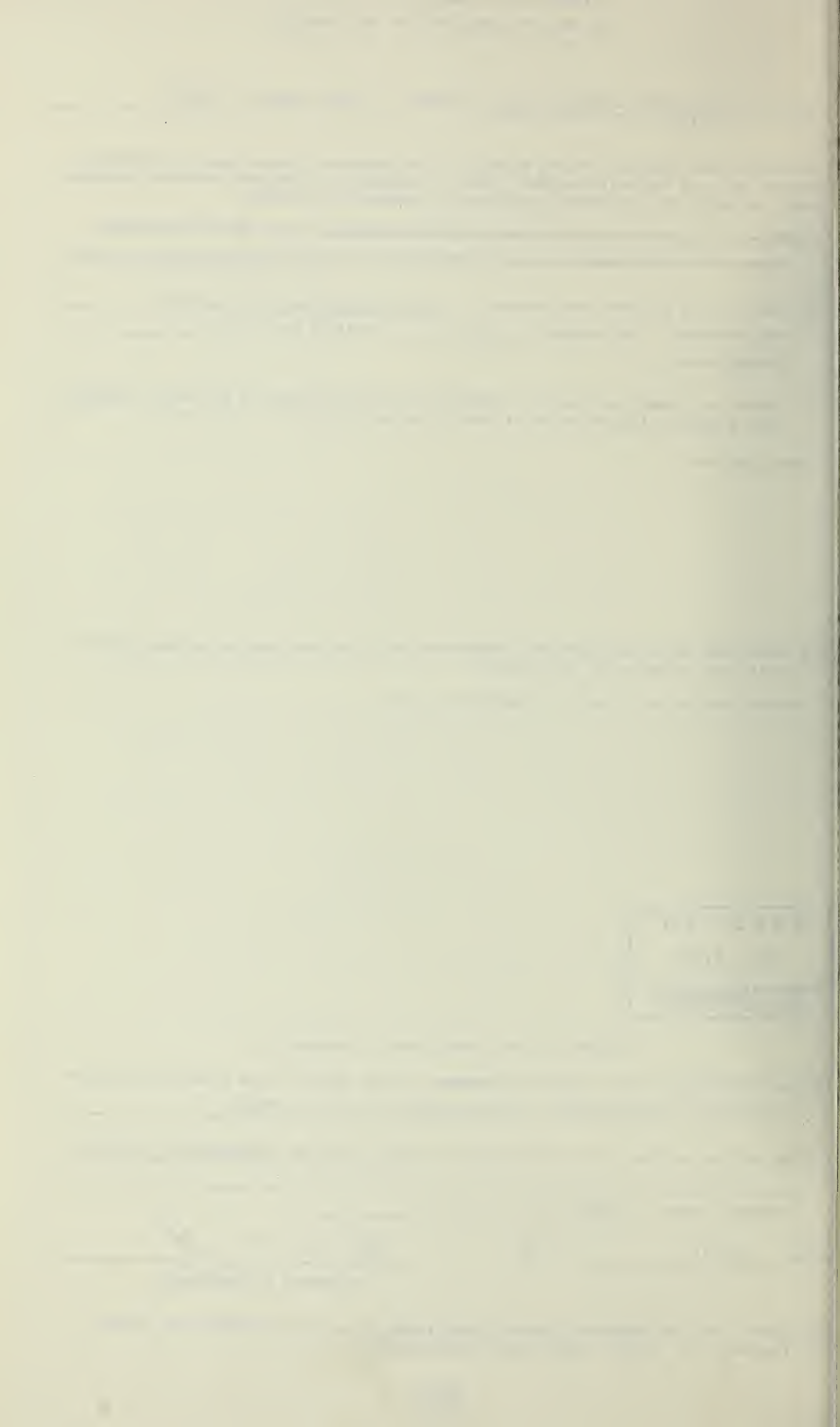
(6) The offical address of the undersigned is 780 Darrell Rd. Hillsborough, Ca.94102

Telephone number: 415-474-1111.

Dated: Aug 11, 19 89.


(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Maria Larsen

/o Emilia Reyes

303 Folsom Street

San Francisco, CA 94103

Date: November 8, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 1337-39 Natoma Street

BLOCK 3548

LOT 84

APPEAL NO. 3124

S-NC-DEQ DC

INSPECTOR M. Ruiz

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 15, 1989, will be heard by the Board at 1:30 p.m. on November 8, 1989

Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

This is a reschedule of October 25, 1989 which was cancelled.

Original Notice of Hearing was sent to the agent of the Appellant on November 8, 1989

Form 215 (Rev. 9/87)

(45) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Emilia Reyes for Maria Loren
Appellant

Appeal Number 3124

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) ~~The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~
- (2) The affected premises are located at 1337-TO 1339- Natoma St., San Francisco. They contain 4 dwelling units and _____ rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Appealing Sup 1 Ls. Referral to FTB (standard sentence)

AUG 10 1989
BUREAU OF BUILDING INSPECTION
ABATEMENT SECTION

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

*Request referral be set aside (standard sentence).
WORK have been done on foot. - No permit at
The present time. Owner is very rich
I'll assume responsibility as possible the law
allow in me -*

*Rec'd
8-15-89
gff*

AUG 14 1989
BUREAU OF BUILDING INSPECTION
ABATEMENT SECTION

(Attach an additional sheet if necessary.)

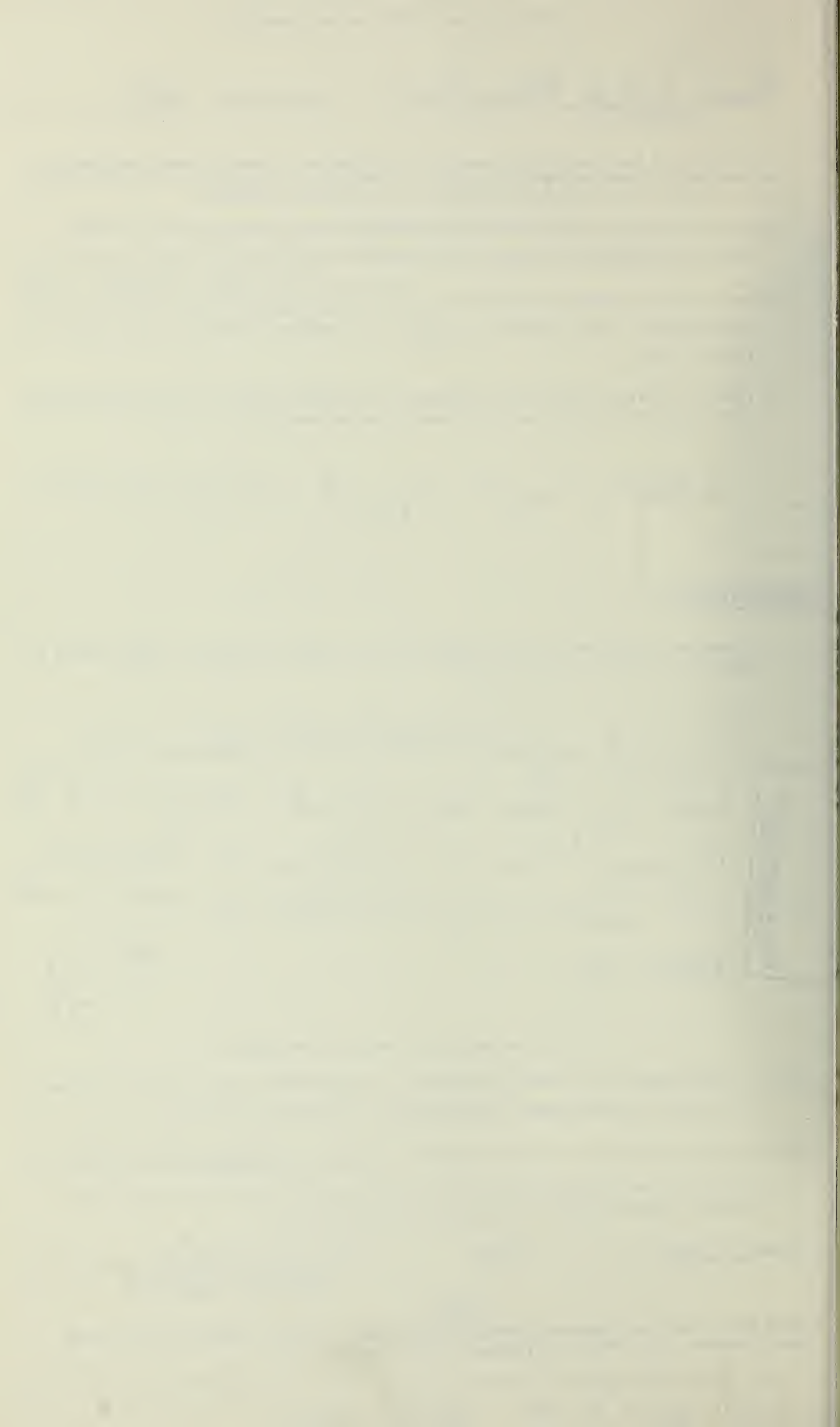
- (5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Emilia Reyes (owner).
- (6) The official address of the undersigned is 1803- Tolson St SF Ca.
- Telephone number: 415-771-4093 - 823-0610.

Dated: Aug 15, 1989. Emilia Reyes
(Signature of Appellant)

(32)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

*As soon I'm able To Assume responsibility from Mrs Loren
I will justify the job. Emilia Reyes*





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Joseph J. Giraudo
3 Arroyo Drive
Berkeley, CA 94704

Date: November 8, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 255 Shrader Street

BLOCK 1213 LOT 2D

APPEAL NO. 3125 S-NC-DEQ DA
1213

INSPECTOR R. Dicks

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 16, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

This is a rescheduled of October 25, 1989 which was cancelled.

Original Notice of Hearing was sent to the Appellant's Agent on November 11, 1989.

FD 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Joseph J. Giraudo
Appellant

Appeal Number 3125

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

2) The affected premises are located at 255 Shrader Street San Francisco, CA, San Francisco. They contain 9 Units dwelling units and 0 rooming units.

3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

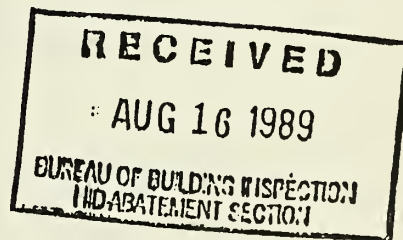
I am appealing the referral of this case to the Franchise Tax Board.
Order of Abatement Order No. 15331.

4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I never received the notice of the Abatement Hearing. I live in Marin County and only go by the building when necessary or maybe twice a month. By the time I picked up the Notice posted on the building the Hearing had already been held. I called Mr. C. Boyd and explained it to him.

Most of the work required on the Inspection Report has been completed. All of the items checked on the Security Ordinance Checklist have been completed. Only item number two (2) on the Heat/Hot Water Notice is left to be done.

I am requesting an additional 60 days to complete the work.



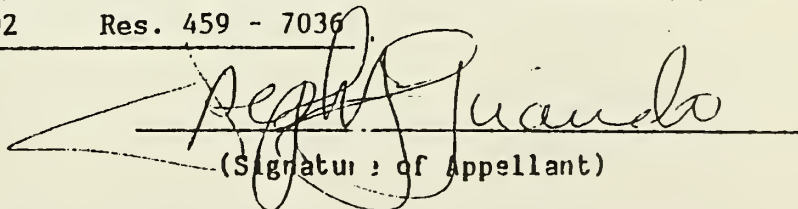
(Attach an additional sheet if necessary.)

5) The undersigned is the ~~owner~~ agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

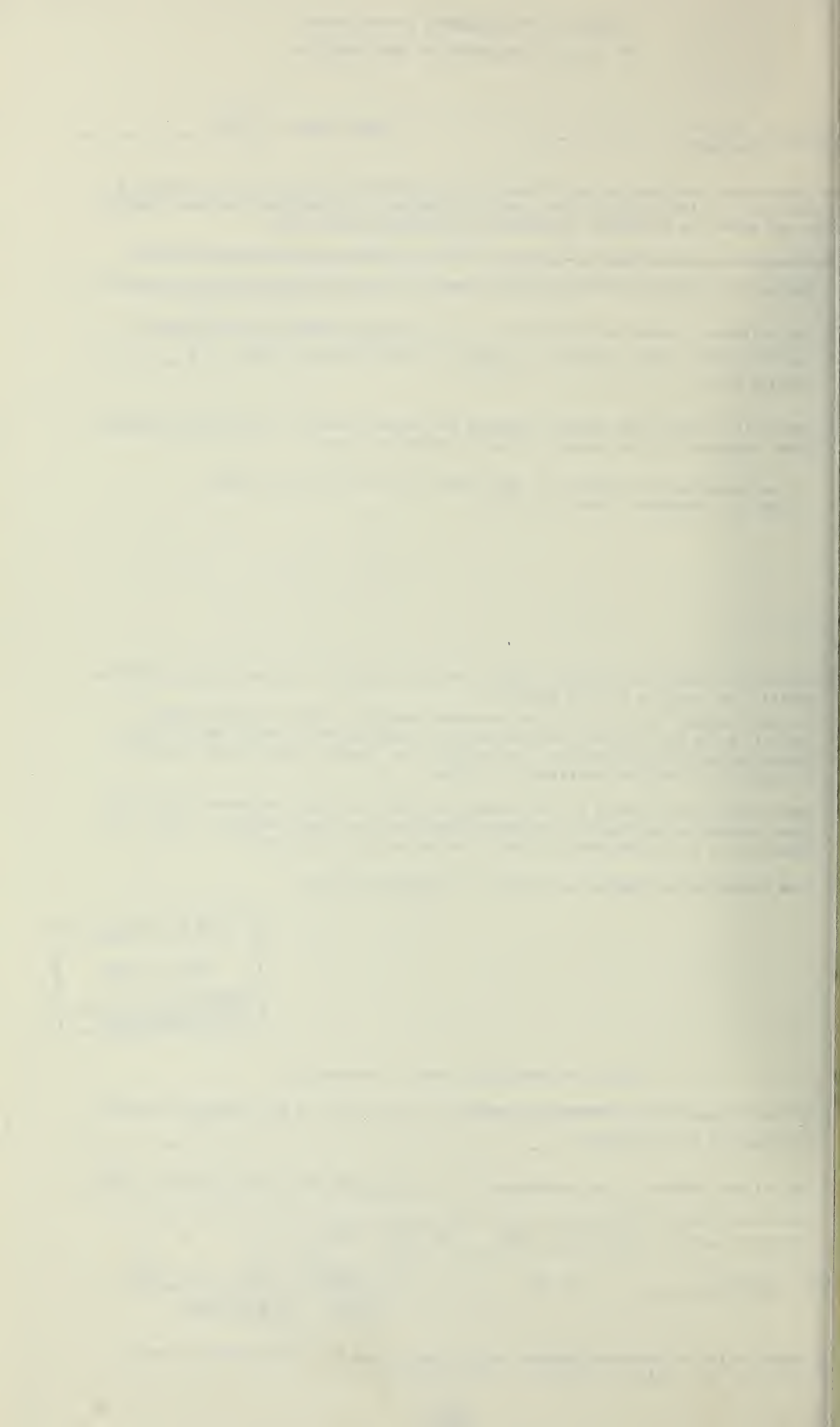
6) The official address of the undersigned is 13 Arroyo Drive, Kentfield CA 94904

Telephone number: Off. 931 - 2002 Res. 459 - 7036

Dated: August 11, _____, 19 89.


(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Richard Dewey

8 Brentwood Avenue

San Francisco, CA 94127

Date: November 8, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 46-48 Ramona Avenue

BLOCK 3545 LOT 70

APPEAL NO. 3126 S-NC-DEQ AR

INSPECTOR M. Ruiz

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 18, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

This is a rescheduled of October 25, 1989 which was cancelled.

Original Notice of Hearing was sent to the Appellant on November 8, 1989.

FD 215 (Rev. 9/87)

(15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



UNIVERSITY OF CHICAGO
LIBRARY

MANUSCRIPTS

Manuscript No. 100
Title: [Illegible]
Author: [Illegible]
Date: [Illegible]
Description: [Illegible]
This manuscript is a handwritten text, possibly a letter or a short story, written in cursive. It is written on a single sheet of paper and is in good condition. The ink is dark and the handwriting is clear. The text is written in English and is approximately 10 lines long. The manuscript is numbered 100 and is part of a collection of manuscripts. The title, author, and date are all illegible due to fading. The description is also illegible.



UNIVERSITY OF CHICAGO LIBRARY

MANUSCRIPTS

MANUSCRIPT NO. 100

TITLE: [Illegible]

AUTHOR: [Illegible]

DATE: [Illegible]

DESCRIPTION: [Illegible]

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

RICHARD F. DEWEY
Appellant

Appeal Number 3126

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) ~~The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 46-48 RAMONA AVE, San Francisco. They contain 3 dwelling units and 0 rooming units.

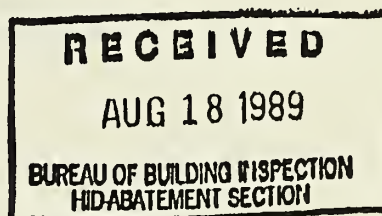
(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I APPEAL THE NOTICE OF NON COMPLIANCE FOR THE ABOVE LISTED DWELLINGS. THIS APPEAL IS BASED ON EXHIBIT #A WHICH IS A RECEIPT FOR A REVISION TO APPLICATION # 860996 OR # 8717877, AND EXHIBIT #B WHICH IS A COPY OF A LETTER REQUESTING A VARIANCE TO A HEATING INSTALLATION PERFORMED BY A SHEET METAL CONTRACTOR. AS OF THE TIME OF THIS APPEAL I HAVE NOT RECEIVED ANY RESPONSE TO THESE REVISIONS OR REQUESTS.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I AM REQUESTING RELIEF FROM ANY FURTHER ACTION BY THE ABATEMENT SECTION, AGAINST ME, UNTIL THE CURRENT OR ANY FUTURE REVISIONS ARE APPROVED OR DISAPPROVED. I AM ALSO REQUESTING RELIEF FROM FURTHER ACTION PENDING RESPONSE TO MY VARIANCE REQUEST.

I WOULD FURTHER LIKE TO STATE THAT ALL ELECTRICAL, PLUMBING AND MOST OF THE BUILDING CODE VIOLATIONS HAVE ALREADY BEEN CORRECTED.



(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER.

(6) The official address of the undersigned is 38 BRENTWOOD AVE
SAN FRANCISCO, CA

Telephone number: 415-333-5947.

Dated: 8/18/, 1989.

Richard F. Dewey
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Joseph A. Carignan
3 Battery Street, Suite 646
San Francisco, CA 94111

Date: November 8, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 3818 - 22nd Street

BLOCK 3622B LOT 19

APPEAL NO. 3127 S-NC-DEQ DC

INSPECTOR C. Dare

Per Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 22, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

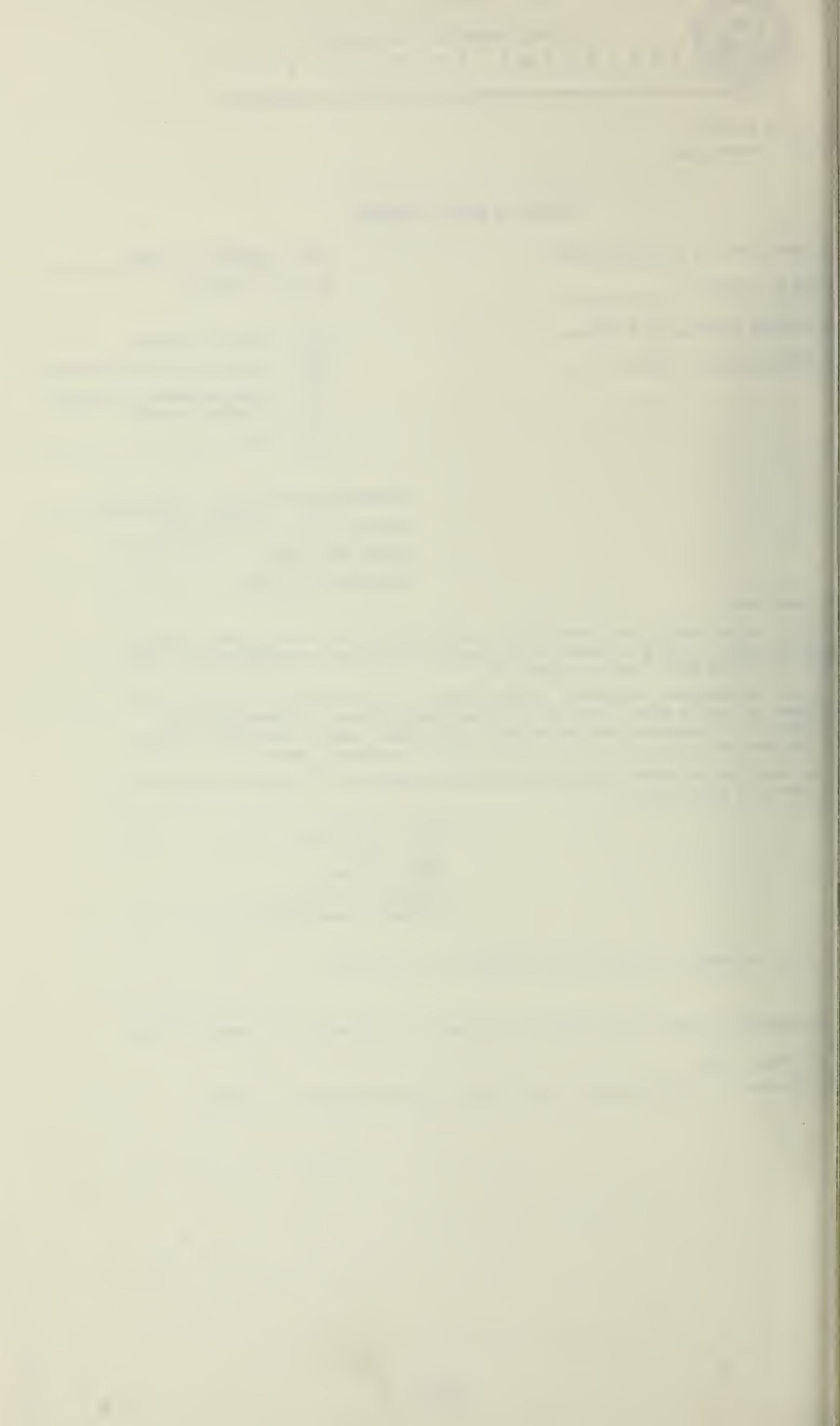
Don Chan, Secretary
Abatement Appeals Board

This is a rescheduled of October 25, 1989 which was cancelled.

Final Notice of Hearing was sent to the Appellant's Attorney on November 8, 1989.

Form 215 (Rev. 9/87)

(5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIANE HUMPHREY

Appellant

Appeal Number 3127

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 3818 22ND STREET, SAN FRANCISCO, 94114, San Francisco. They contain TWO dwelling units and NO rooming units.

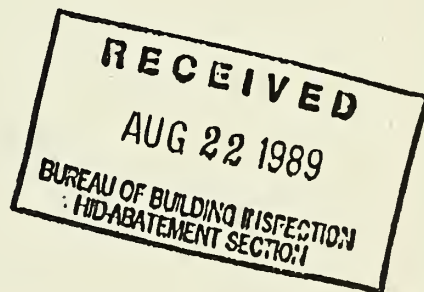
(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

COMPLAINT OF AN UNLAWFUL UNIT CONTAINED IN THE LOWER LEVEL OF THE ABOVE NAED BUILDING. THE UNIT IN QUESTION HAS NOT AT ANY TIME DURING MY OWNERSHIP HAD AN OCCUPANT OF THE LOWER PORTION OF THE HOUSE, IT IS USED STRICTLY AS A STUDY, READING ROOM BY THE OWNER, WHO OCCUPIES THE FIRST FLOOR UNIT.

THE APPEALS BOARD HAS GRANTED ME A SIX MONTH PERIOD TO BRING THIS BUILDING IN COMPLIANCE WITH THE CODE AT A HEARING HELD ON JUNE 28, 1989

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

THE ABOVE UNIT HAS BEEN INSPECTED AS TO CONDITION OF COMPLIANCE, AT THE DATE OF MY PURCHASING THE BUILDING IN 1977. AT THAT TIME THE UNIT WAS IN THE SAME CONDITION AS IT CURRENTLY IS, UNOCCUPIED AND LAWFULLY UNRENTED. THERE HAVE BEEN NO CHANGES SINCE THAT TIME TO RENDER A BURDENSOME REQUIREMENT UPON ME TO PAY OUT OVER \$2000.00 IN FEES TO PROVIDE DRAWINGS OF MY HOUSE, I PROPOSE THAT THE BUILDING INSPECTOR COME TO MY RESIDENCE TO INSPECT THE BUILDING AS IT STANDS TO DETERMINE WHETHER IT MEETS THE BUILDING CODE REQUIREMENTS.



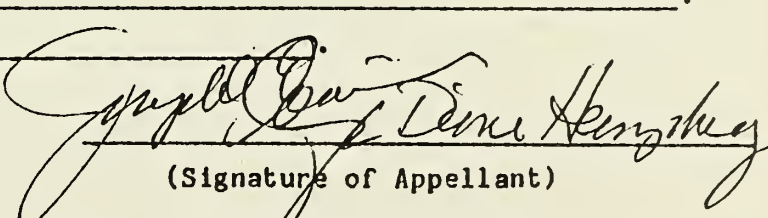
(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~owner~~, (state which) of the premises described in Paragraph (2) hereinabove ATTORNEY FOR THE OWNER.

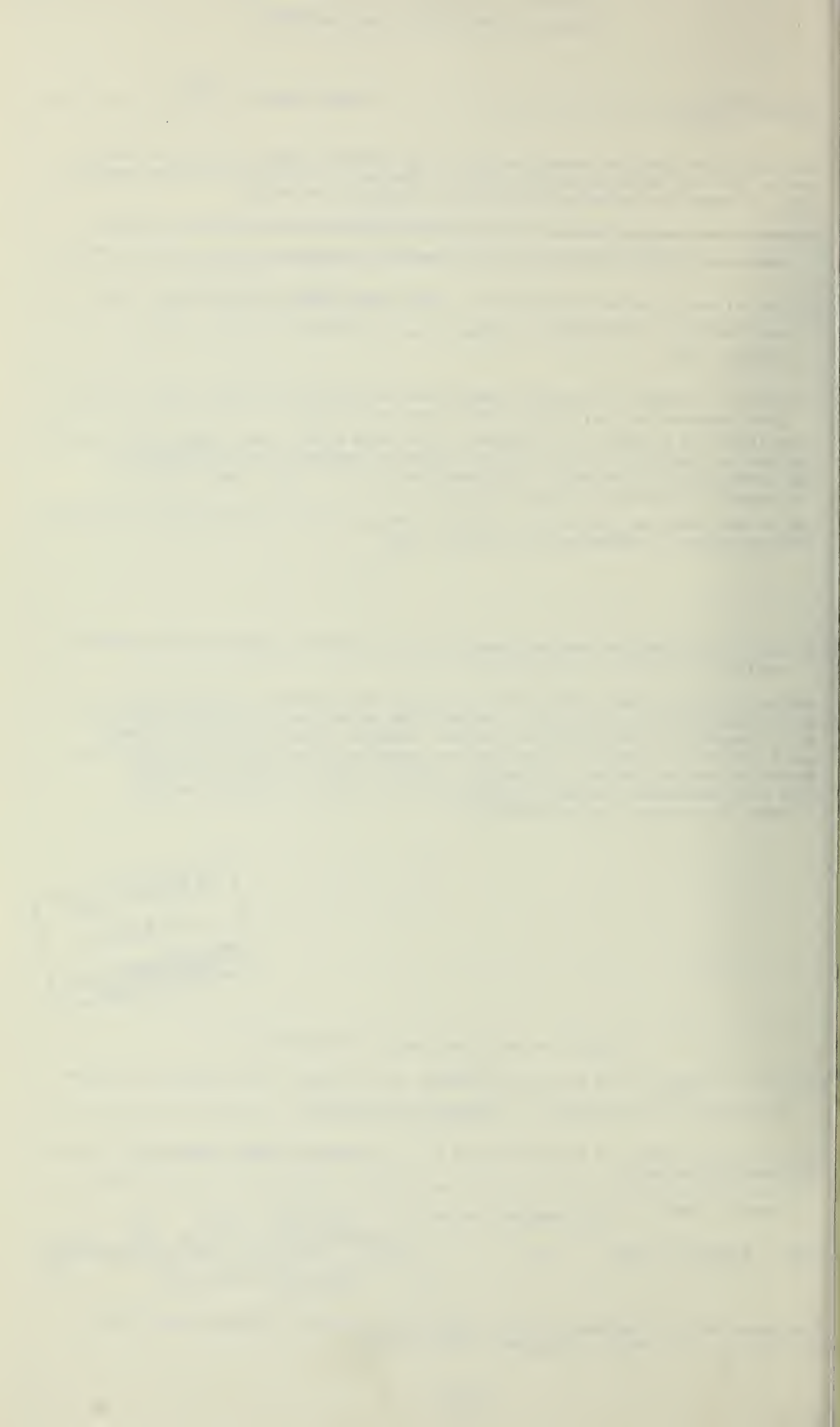
(6) The official address of the undersigned is 633 BATTERY STREET, SUITE 646,
SAN FRANCISCO, CA 94111

Telephone number: (415) 982-1486

Dated: AUGUST 21, 1989, 19__.


(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

John Papa

2661 California St., #2

San Francisco, CA 94115

Date: November 8, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 2514 Pine Street

BLOCK 656 LOT 09

APPEAL NO. 3128 S-NC-DEQ DI

INSPECTOR A. Fong

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 26, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

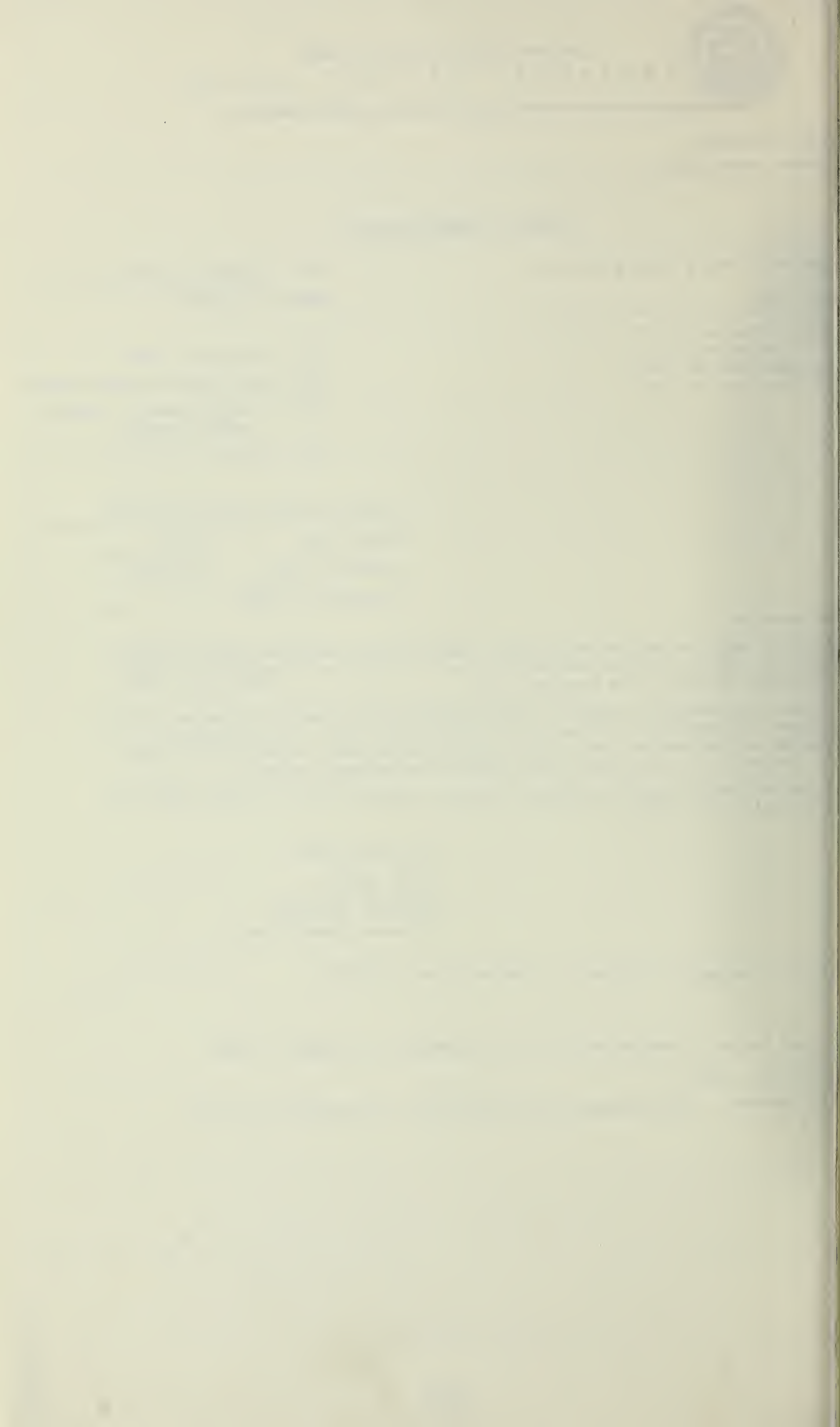
Don Chan, Secretary
Abatement Appeals Board

This is a rescheduled of October 25, 1989 which was cancelled.

Original Notice of Hearing was sent to the Appellant on November 8, 1989.

FD-215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

JOHN PAPA

Appellant

Appeal Number 3128

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~() The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

() The affected premises are located at 2514 PINE ST, San Francisco. They contain 3 dwelling units and rooming units.

() (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

WORK IN PROGRESS
PERMIT ISSUED

() (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

TIME TO COMPLETE

(Attach an additional sheet if necessary.)

The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

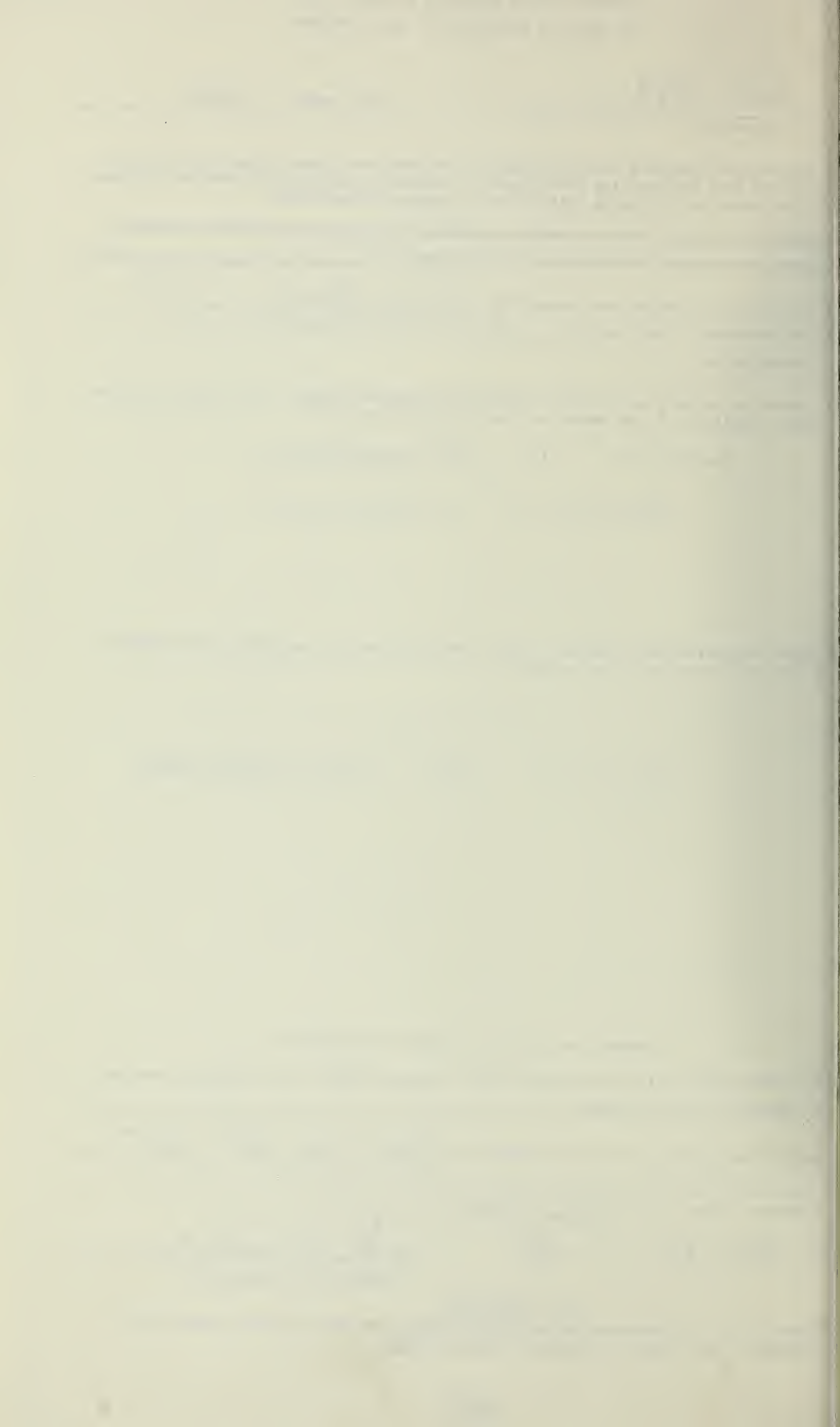
The official address of the undersigned is 2611 CALIF ST SF

Telephone number: 9312001

dated: AUG 26, 19 89

[Signature]
(Signature of Appellant)

Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6160.





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Thomas L. & Pamela C. Saylor
53 McAllister Street
San Francisco, CA 94115

Date: November 8, 1989

Nature of Appeal:

- ☐ Director's Order
☒ Franchise Tax Board Notices
☐ Superintendent's Complaint
Waived Hearing
☐ Other _____

PROPERTY ADDRESS 1451-53 McAllister St.
BLOCK 777 LOT 25
APPEAL NO. 3129 S-NC-DEQ DI
INSPECTOR A. Fong

Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 28, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

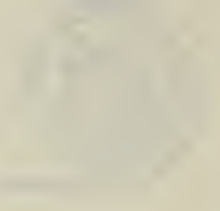
Don Chan, Secretary
Abatement Appeals Board

This is a reschedule of October 25, 1989 which was cancelled.

Original Notice of Hearing was sent to the Appellant on November 8, 1989.

Form 215 (Rev. 9/87)

Call (415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



[The following text is extremely faint and largely illegible due to the quality of the scan. It appears to be a multi-paragraph document, possibly a letter or a report, with several lines of text visible across the page.]

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

THOMAS L. + PAMELA C. SAYLOR

Appellant

Appeal Number 3129

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 1451-53 McAllister, San Francisco. They contain 7 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Permit appeals board has given us until December 89 to evict tenant so we can dismantle "illegal" unit. (In-law apt. has ceiling height which is approx 2" too low.) This action took place in June of this year.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

If DPW has no record of abatement appeals Board Hearing with us in June '89 please reschedule and we will come in and do it again. We cannot correct (dismantle) unit while tenant is in possession and AAB is allowing tenant to live in unit until mid December 1989.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove owner.

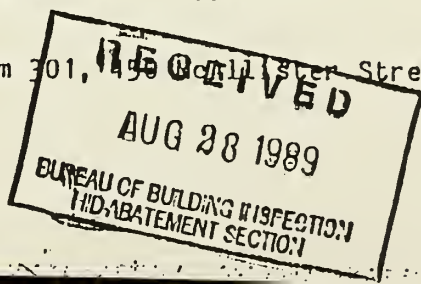
(6) The official address of the undersigned is 1453 McAllister
SF CA 94115
Telephone number: 929-0428.

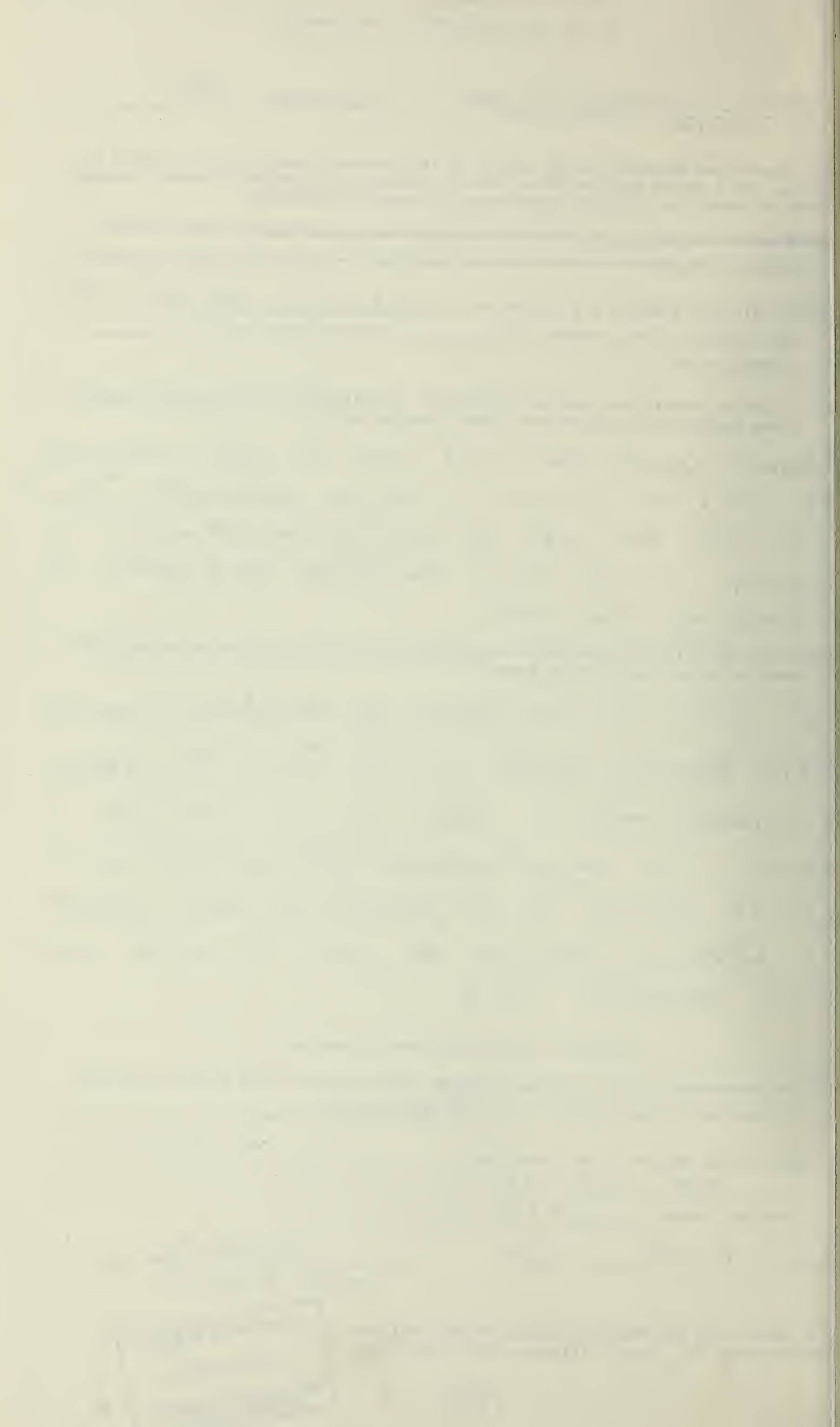
Dated: 8-24, 1989.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 1450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(42)







CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Gran Oriente Filipino

1191 Fitzgerald Avenue

San Francisco, CA 94124

Date: November 7, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 106 South Park Street

BLOCK 3775 LOT 058

APPEAL NO. 3130 S-NC-DEQ DI

INSPECTOR Zarlow

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 24, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

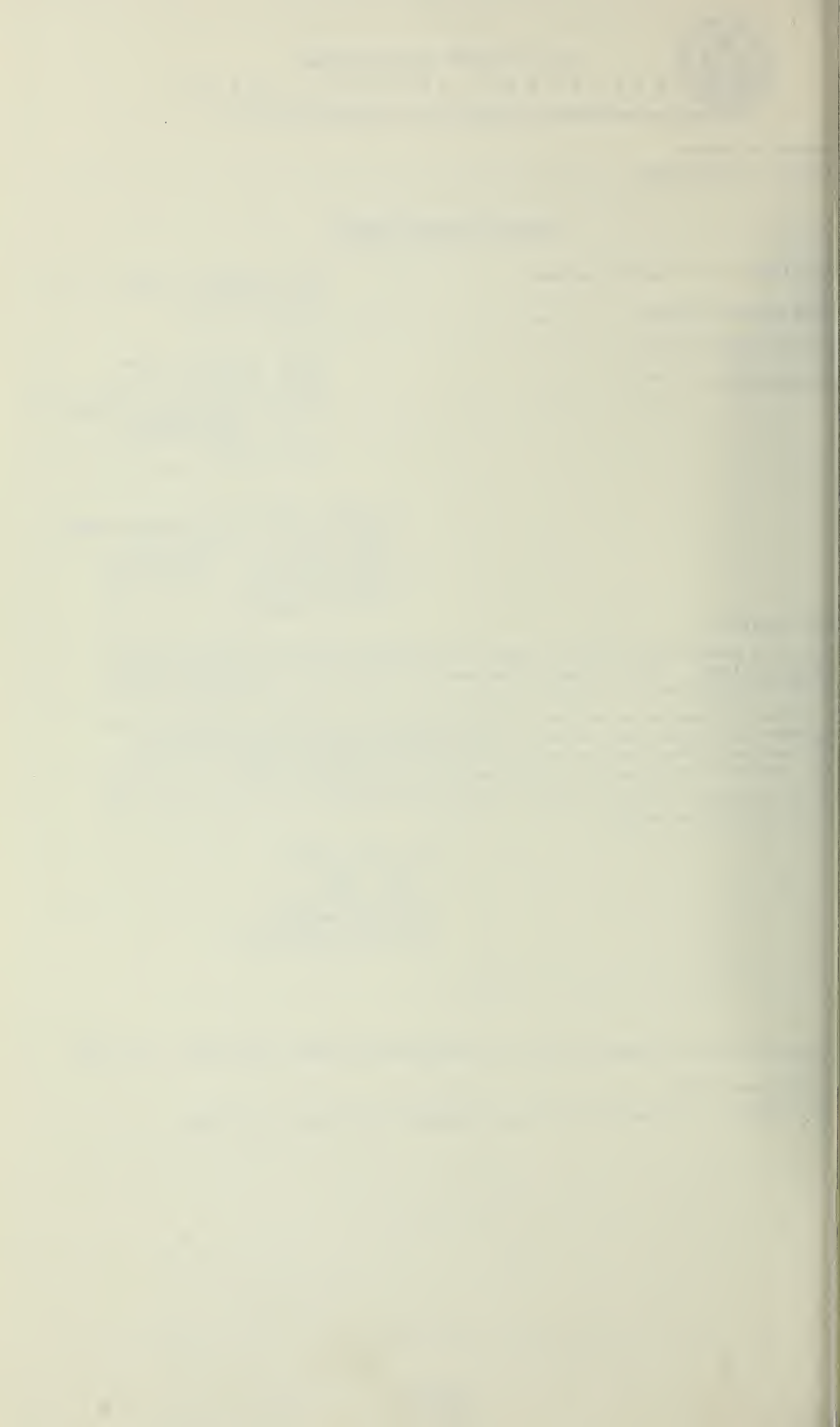
Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant's agent on November 7, 1989. *2/5*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

GRAN ORIENTE FILIPINO
Appellant

Appeal Number 3130

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 106 SOUTH PARK, San Francisco. They contain _____ dwelling units and 22 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

To legalize the room on the first floor. To do so a shower room has to be install on the first floor.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

A permit (Permit # 870102^{1P}) to install the bathroom was pick up. There is already a signed contract with CM CONSTRUCTION to install the shower and the job will start September 5, 1989. Please extend the period to complete the job for another 60 days more.

(Attach an additional sheet if necessary.)

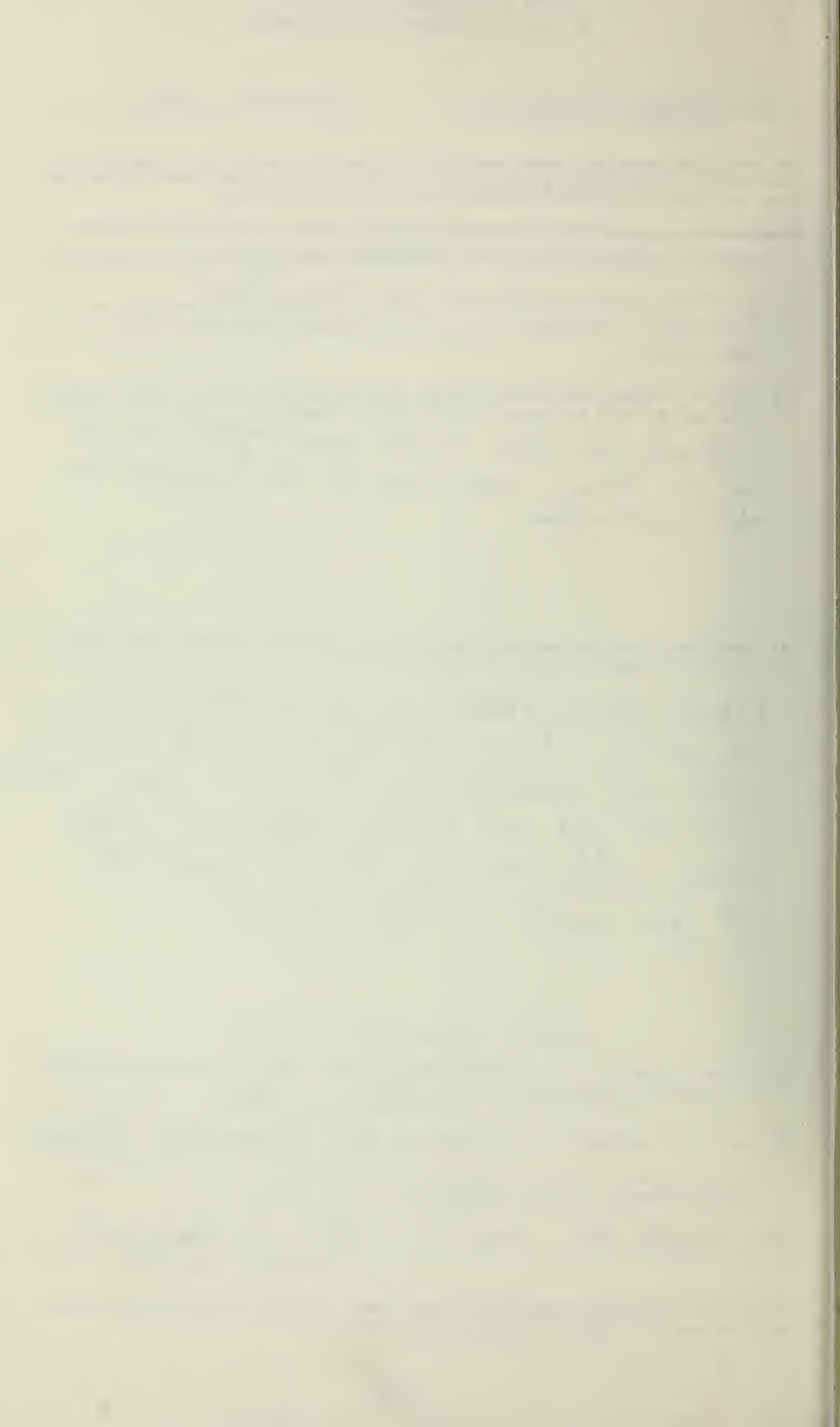
(5) The undersigned is the owner agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove 106 SOUTH PARK.

(6) The official address of the undersigned is 1191 FITZGERALD AVENUE
Telephone number: 822-6420.

Dated: August 24, 19 89

John L. Ricafort
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Kumana Sarosh

42 Sharon Street

San Francisco, CA 94114

Date: November 7, 1989

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint
Waived Hearing

☐

Other _____

PROPERTY ADDRESS 851 O'Farrell Street

BLOCK 717

LOT 016

APPEAL NO. 3131

S-NC-DEQ DC

INSPECTOR D. Gogna

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 28, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on November 7, 1989. *fe*

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

SHARON D. KUMANA

Appellant

Appeal Number 3131

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 851 O'FARRELL, SF, San Francisco. They contain 27 dwelling units and — rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

ABATEMENT NOTICE ATTACHED

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

WORK REQUESTED BY MR. GOGNA HAS
BEEN DONE, & HE IS INSPECTING
PREMISES ON 8/4.
SO ABATEMENT IS UNNECESSARY.

RECEIVED

AUG 28 1989

BUREAU OF BUILDING INSPECTION
HIDABATEMENT SECTION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

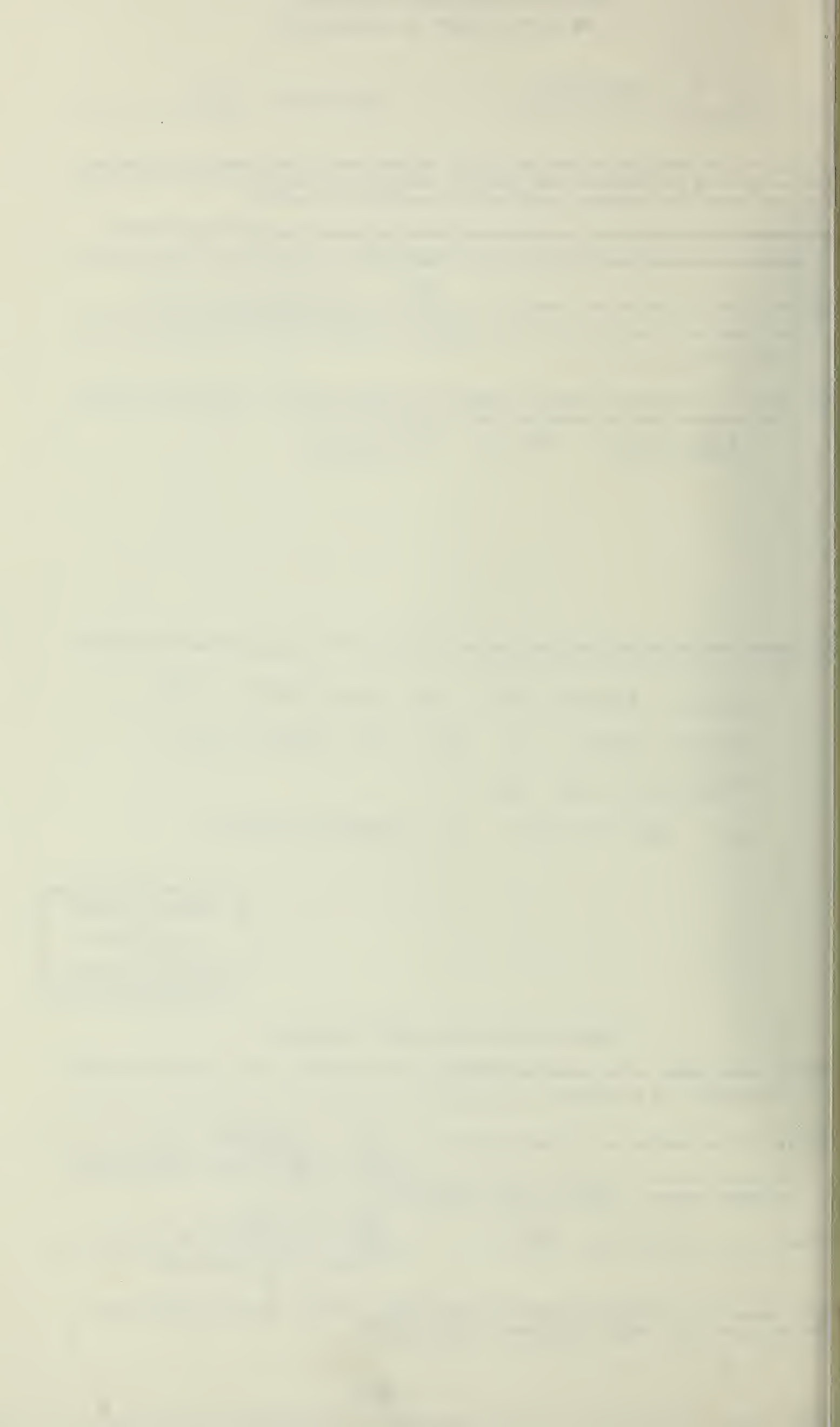
(6) The official address of the undersigned is 42 SHARON ST.
SAN FRANCISCO CA 94114

Telephone number: 415-621-6989

Dated: 8-3, 1989.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.





CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

* NOTICE OF AAB/FTB REHEARING

Appellant Jack L. Cook
c/o Paul Newman
Address 244 Kearny Street
San Francisco, CA 94108

Appealing AAB/FTB Decision

Property Address 1480 Page Street

Block 1222 Lot 18

Appeal No. 3096 S-NC-SEQ


Inspector C. Dare

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on June 28, 1989 has been received. Rehearing is set for 1:30 p.m. on November 22, 1989 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,


Don Chan, Secretary
Abatement Appeals Board

*This is a reschedule of October 25, 1989 which was cancelled.

Copy sent to: Jack L. Cook
1480 Page Street
San Francisco, CA 94117

PCD 215A (12/86)

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APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FOR A REHEARING.

JACK L. COOK

Appeal Number 3096

Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 28,, 1989.

(2) The affected premises are located at 1480 Page Street, San Francisco. They contain one dwelling units and no rooming units.

(3) The decision of the Abatement Appeals Board was rendered on 7-28-89.

(4) Briefly state the grounds upon which a rehearing is requested: The decision rendered was that the bed would be removed from the basement premises, and the Building Inspector would inspect within 30 days. When the Building Inspector contacted the Appellant, he required a plan of the premises. I contacted DONALD CHAN, who told me that the bases for the referral to the Franchise Tax Board was because of a party wall as well as use of the basement premises. This did not come up during the Abatement Appeals Hearing. The premises are not leased and there are

(5) If new evidence is relied upon as a ground for rehearing: no new evidence no Franchise Tax deductions. The premises are owner occupied.

(a) What is the nature and character of the new evidence? (Please attach.)

N/A

(b) List the names of the witnesses and/or a description of the documents to be produced:

N/A

(c) Explain why the evidence was not produced at the original hearing:

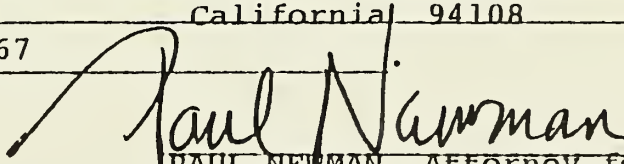
N/A

(Attach an additional sheet if necessary.)

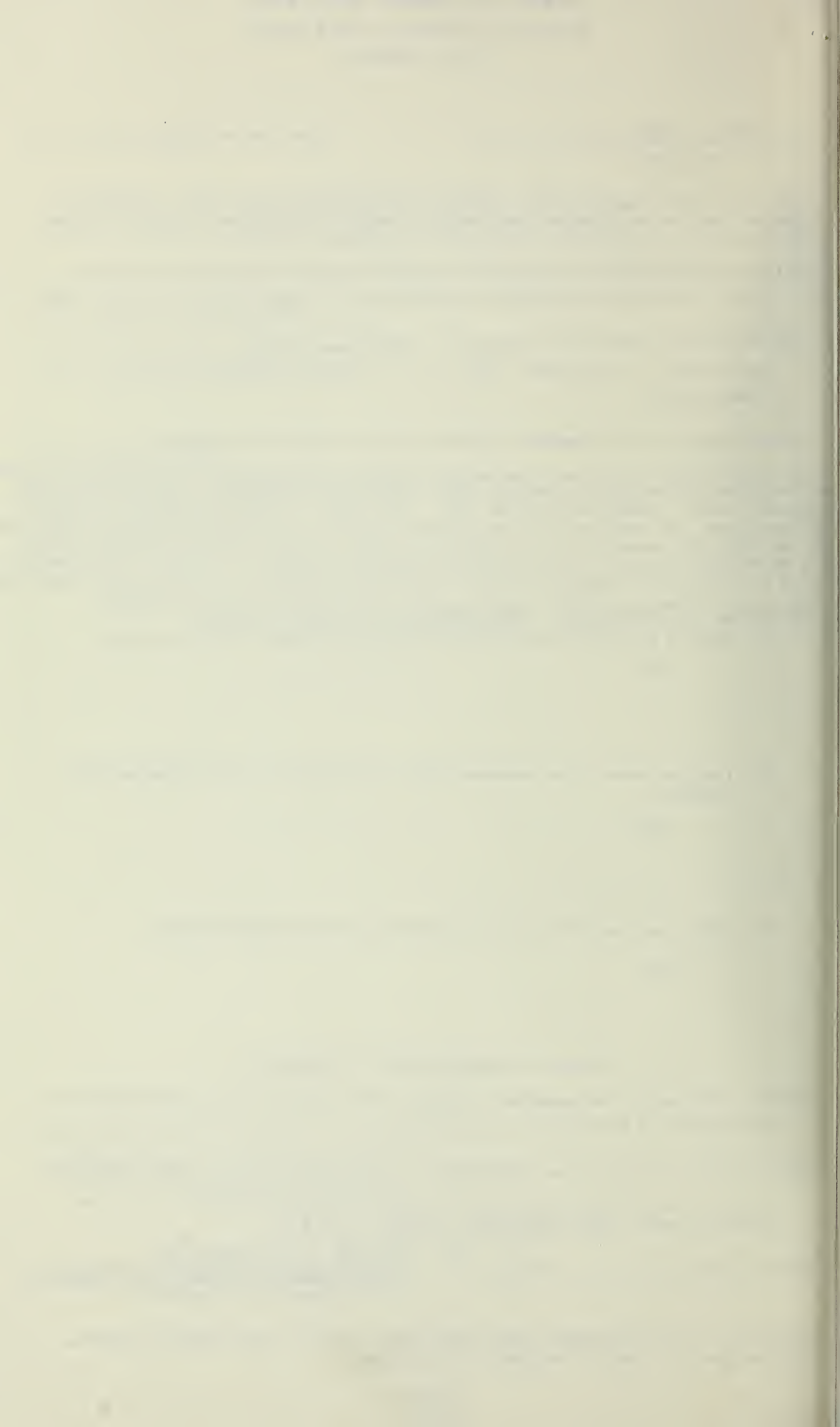
(6) The undersigned is the ~~owner~~ agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

(7) The official address of the undersigned is 244 Kearny Street, San Francisco,
California 94108.
Telephone number: (415) 986-4667.

Dated: July 13,, 1989.


PAUL NEWMAN, Attorney for Appellant
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6162.





CITY AND COUNTY OF SAN FRANCISCO
A B A T E M E N T A P P E A L S B O A R D

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

☐ Director's Order
☒ Franchise Tax Board Notice
☐ Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

☐ ABSENT
☒ PRESENT

Appellant Jack L. Cook
Address 1480 Page St.
San Francisco, CA 94117

PROPERTY ADDRESS 1480 Page St.
BLOCK 1222 LOT 18
HEARING DATE June 28, 1989
APPEAL NUMBER 3096
INSPECTOR C. Dare

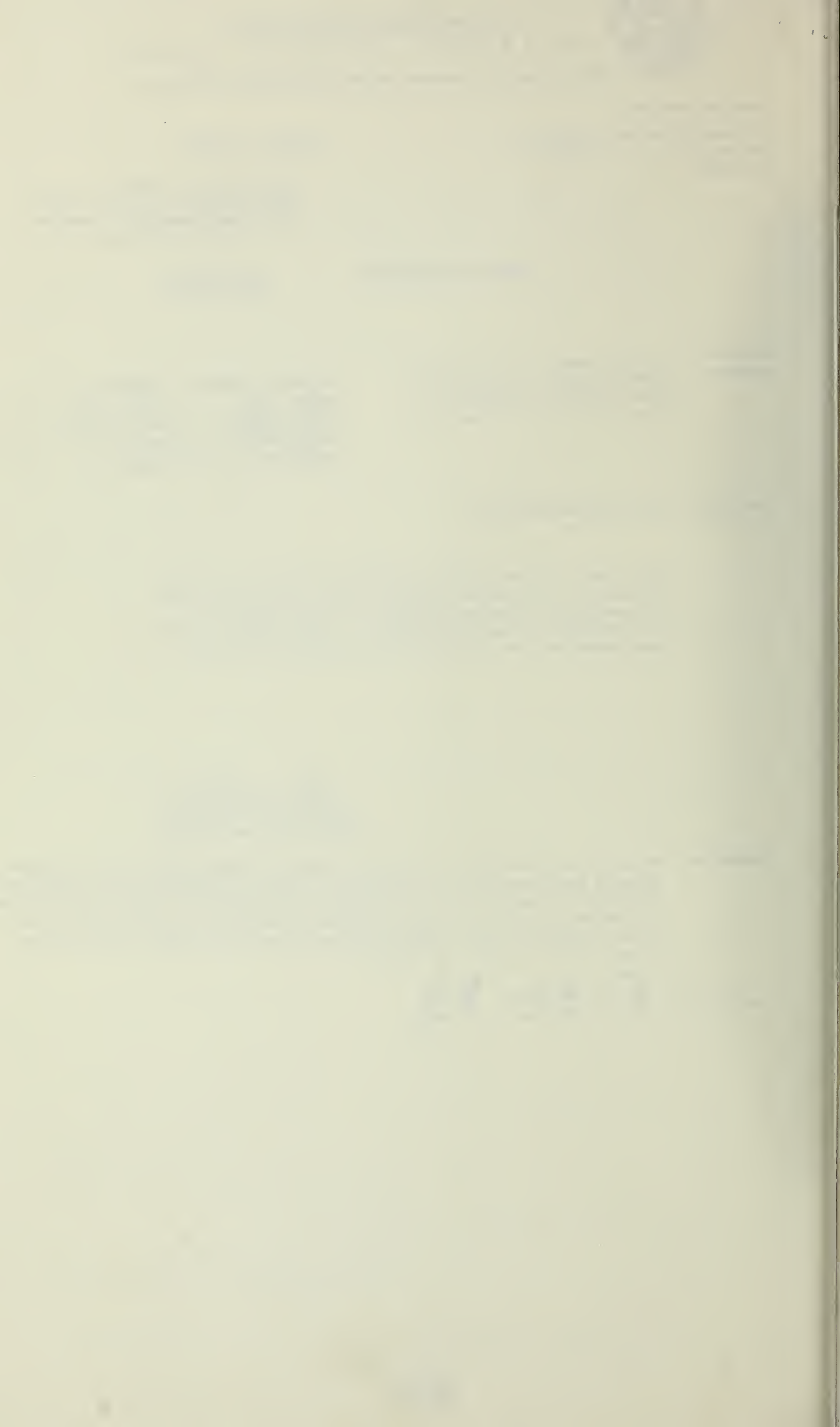
ABATEMENT APPEALS BOARD DECISION:

The appeal is granted with the stipulation that appellant schedule a re-inspection within 30 days and have the work approved by the Housing Inspector. If re-inspection is not scheduled & completed by July 28, 1989, Notice of Non-compliance will be referred to the Franchise Tax Board.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: 6-30-89



256
APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

JACK L. COOK

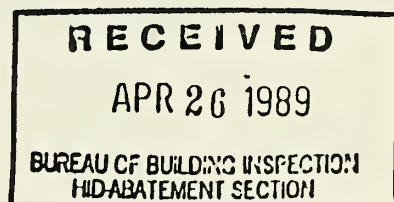
Appellant

Appeal Number 3096

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- ~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____.~~
- (2) The affected premises are located at 1480 Page Street, San Francisco. They contain one dwelling units and no rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
The Notice of Non-Compliance states that "the substandare condition of the rental housing property" described therein has not been corrected. There is not now, nor has there ever been at any time since February 20, 1962, when the present owner purchased the property, a rental unit or any rental income received. We request a reversal of the Notice of Non-Compliance, that no notice be sent to the Franchise Tax Board and for a decision stating that the subject premises is not rental property.
- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

We request a reversal of the Notice of Non-Compliance, that no notice be sent to the Franchise Tax Board and for a decision stating that the subject premises is not rental property.



(Attach an additional sheet if necessary.)

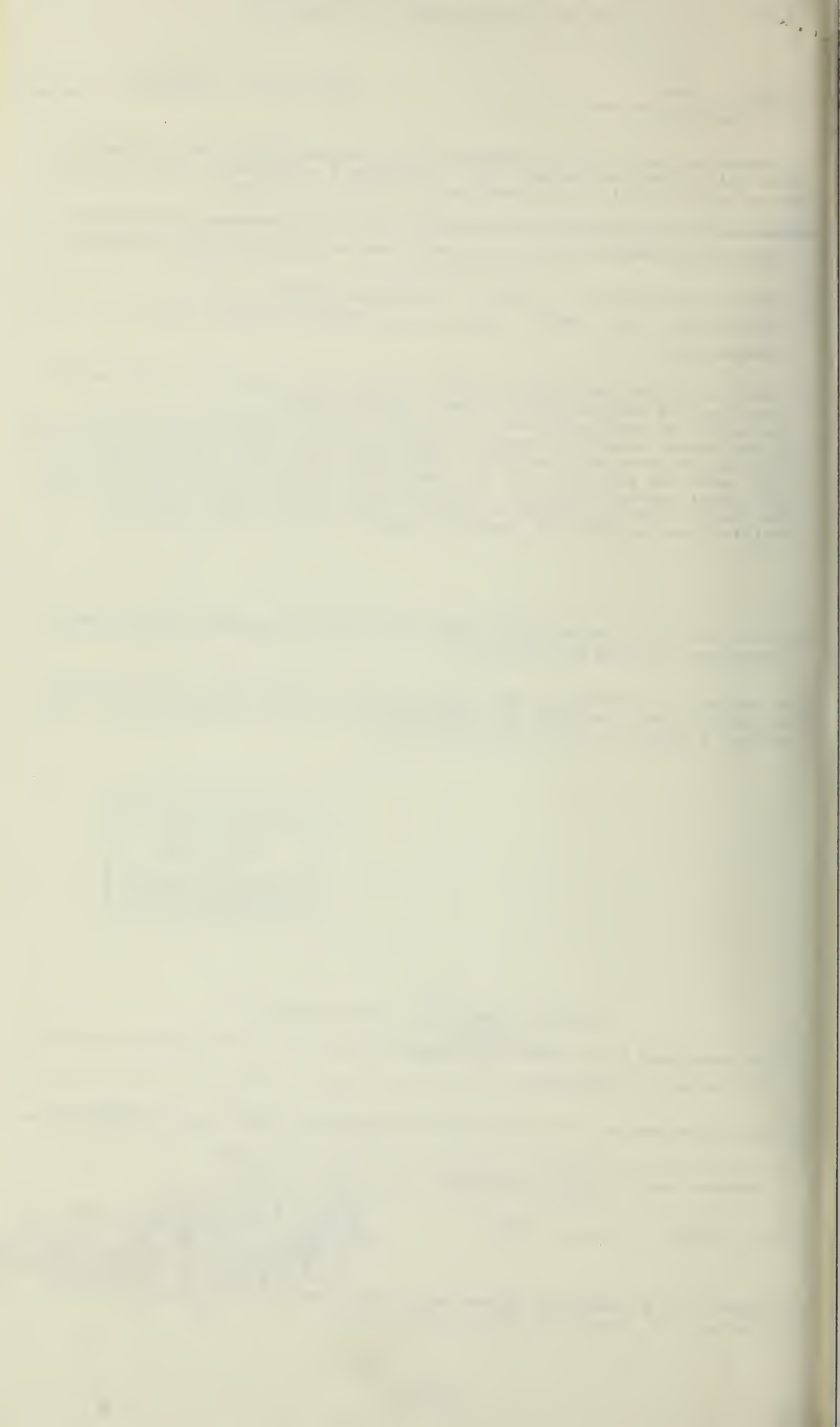
AGENT

- (5) The undersigned is the owner/agent/~~agent~~, (state which) of the premises described in Paragraph (2) hereinabove _____.
- (6) The offical address of the undersigned is 244 Kearny Street, San Francisco,
- Telephone number: (415) 986-4667

Dated: April, 1989.

Paul Newman
PAUL NEWMAN, Attorney for Appellant
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.



Public Works
CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS DOCUMENTS DEPT.

MINUTES OF HEARING NO. 324

November 22, 1989

ROOM 282, CITY HALL AT 1:30 P.M.

DEC 22 1989

SAN FRANCISCO
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores

BUREAU OF BUILDING INSPECTION
REPRESENTED BY:

Don Chan, Secretary of AAB
M. Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.
Barry Pearl - City Planning

ABATEMENT APPEALS BOARD HEARINGS

INSPECTOR

#6365 1353 Harrison Street
David F. Keily
c/o Siegel & Feldstein
(Present)

J. Lee - BID

DECISION: The appeal is granted with the stipulation that all work be completed within 60 days (January 22, 1990).

#6366 2148 Pine Street
Eliz & Lafayette Jamerson
(Present)

M. Ruiz - BID

DECISION: The appeal is granted with the following stipulations:
(1) Building Permit Application should be filed within 30 days (December 22, 1989).
(2) All work be completed within 6 months from the date of permit is issued.

#6367 152-54 Delmar Street
Cercone G. James
(Absent)

Y. Morikawa -HID

DECISION: The case is continued for 60 days. The next hearing will be on Wednesday, January 24, 1990 at 1:30 P.M. City Hall. (Appellant submitted a letter to request for continuance.)

#6368 50 Fell Street
New College of Calif.
(Absent)

J. Greene - BID

DECISION: Appellant not being represented, the appeal is automatically denied.

#6369 152-56 Russ Street
Gregg Witkoski
(Absent)

P. Lansdorf -HID

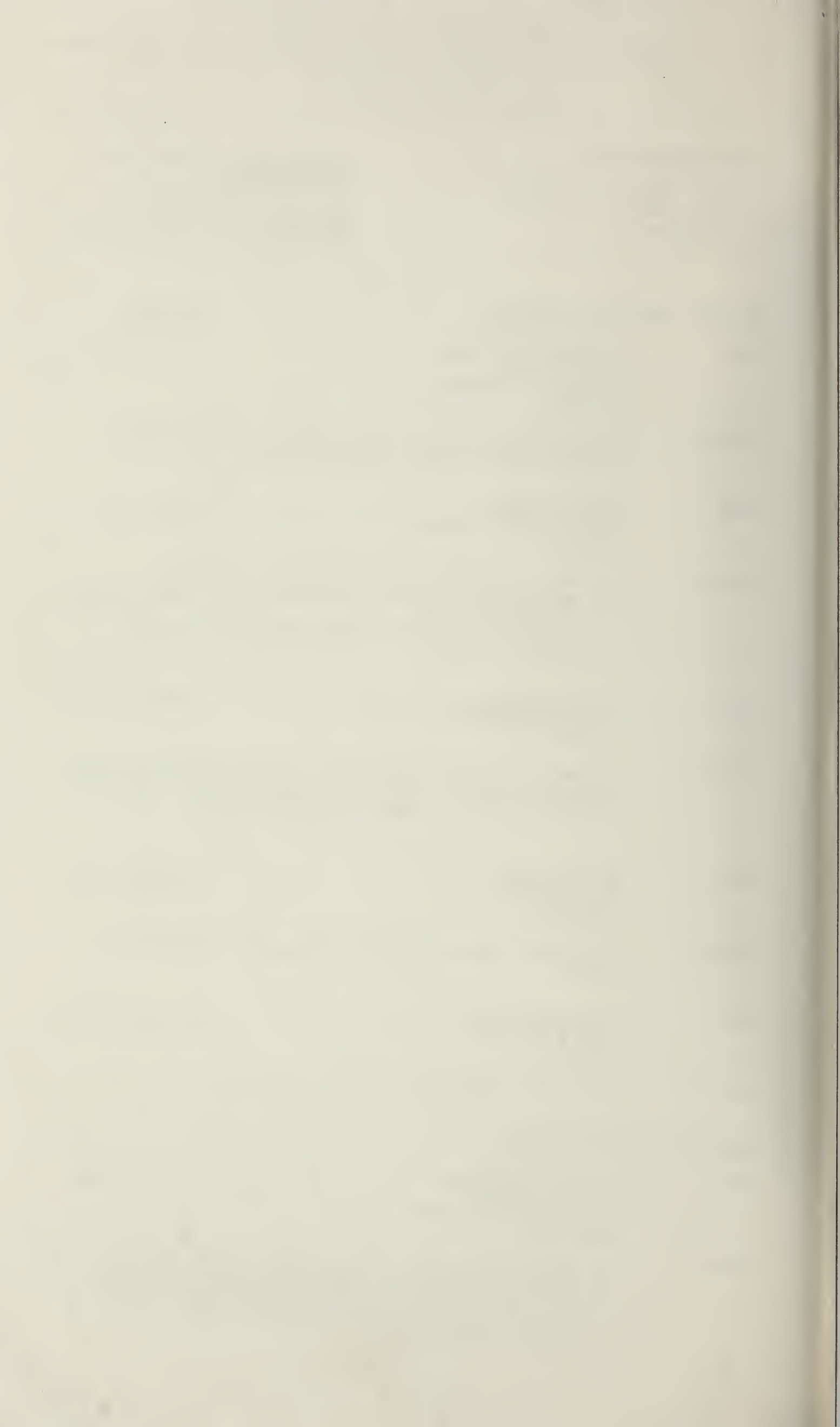
DECISION: The case has been abated.

ABATEMENT APPEALS CONTINUANCE

#6361 275 Fair Oak Street
Daniel F. McKenna
c/o Michael J. McFadden
(Present)

C. Dare - HID

DECISION: The appeal is granted with the following stipulations:
(1) The Variance Application should be filed within 30 days at City Planning Department (December 22, 1989).
(2) All the work be completed within 6 months from the date of permit is issued.



Abatement Appeal Board & Franchise Tax Hearings
Minutes of Hearing No. 324
Wednesday, November 22, 1989

#6363 2550 Geary Blvd. P. Redmond -BID
 Guinnane Constr. Co.
 (Present)

DECISION: The appeal is denied. Uphold Director's Order. No work in progress. Case will be referred to City Attorney.

FRANCHISE TAX HEARINGS

#3123 840 Van Ness Avenue D. Gogna - HID
 Victor Huang
 (Absent)

DECISION: Appellant not being represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3124 1337-39 Natoma Street M. Ruiz - BID
 Maria Larsen
 c/o Emilia Reyes
 (Absent)

DECISION: Appellant not being represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3125 255 Shrader Street R. Dicks - HID
 Joseph J. Giraudo
 (Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 30 days. If all work is not completed by December 22, 1989, Notice of Noncompliance will be referred to the Franchise Tax Board.

#3126 46-48 Ramona Avenue M. Ruiz - BID
 Richard F. Dewey
 (Present)

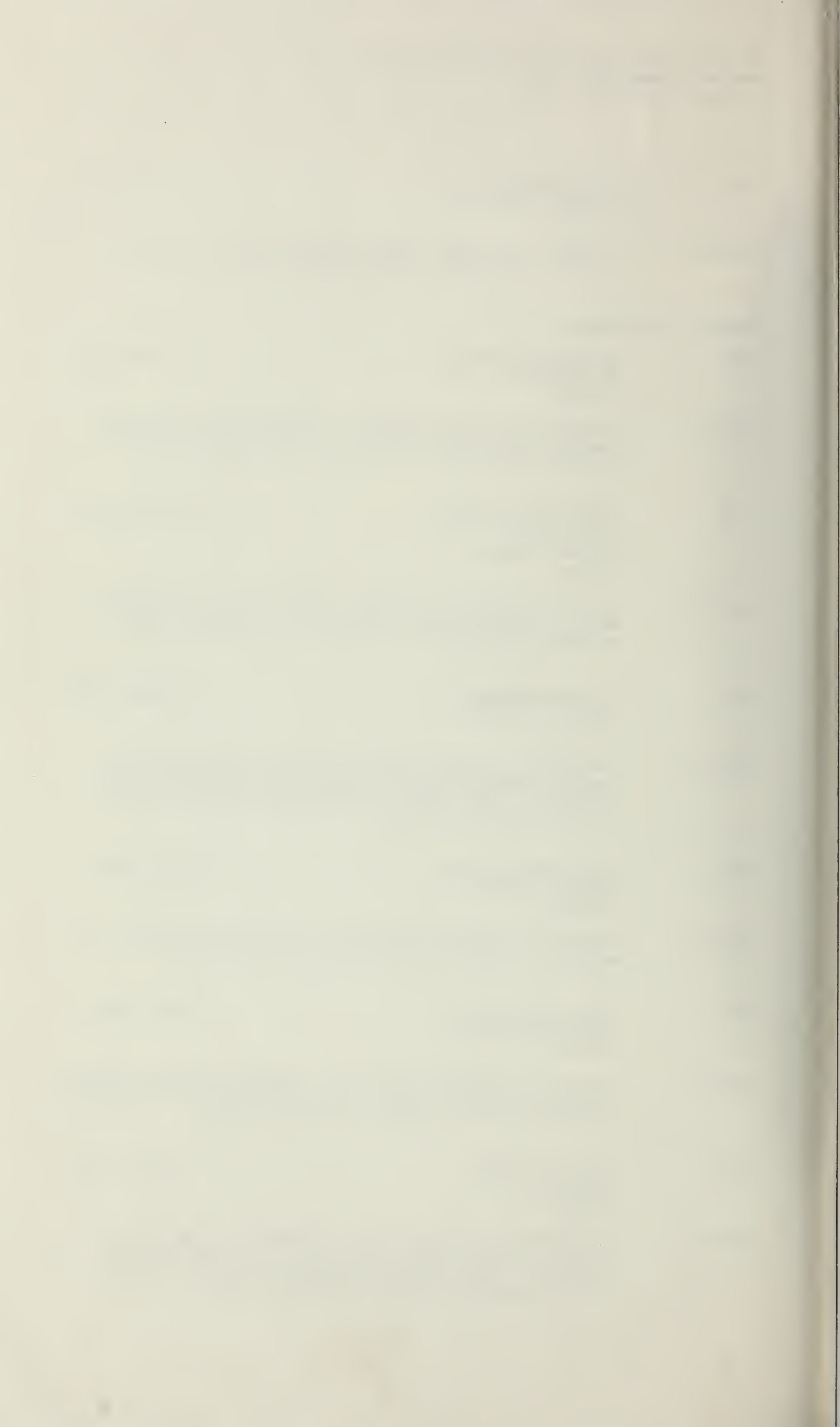
DECISION: The case is continued for 60 days. The next hearing will be on Wednesday, January 24, 1990 at 1:30 P.M. City Hall.

#3127 3818 - 22nd Street C. Dare - HID
 Joseph A. Carignan
 (Absent)

DECISION: The case is continued for 60 days. The next hearing will be on Wednesday, January 24, 1990 at 1:30 P.M. City Hall. (Appellant submitted a letter to request for continuance.)

#3128 2514 Pine Street A. Fong - HID
 John Papa
 (Absent)

DECISION: The appeal is granted with the stipulation that all work be completed within 30 days. If all work is not completed by December 22, 1989, Notice of Noncompliance will be referred to the Franchise Tax Board. (Appellant called)



Abatement Appeal Board & Franchise Tax Hearings
Minutes of Hearing No. 324
Wednesday, November 22, 1989

#3129 1451-53 McAllister Street A. Fong - HID
Thomas & Pamela Saylor
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 60 days. If all work is not completed by January 22, 1990, Notice of Noncompliance will be referred to the Franchise Tax Board.

#3130 106 South Park Street R. Zarlow - HID
Gran Oriente Filipino
(Absent)

The case has been abated.

#3131 851 O'Farrell Street D. Gogna - HID
Kumana Sarosh
(Absent)

The case has been abated.

FRANCHISE TAX REHEARING

#3096 1480 Page Street C. Dare - HID
Jack L. Cook
c/o Paul Newman
(Present)

DECISION: This property is a single family dwelling and without rental unit. Case is withdrawn from Franchise Tax Hearing. Notice of Noncompliance will not be referred to the Franchise Tax Board.

REQUEST FOR AAB REHEARING

#6357 634-40 Clay Street I. Sarkany-HID
On Gee
c/o Sylvia Samija

Appellant requested for rehearing is accepted by board members- S. Yawitz, W. Abend, K. Bohegian & D. Flores. The hearing will be scheduled on Wednesday, January 24, 1990 at 1:30 P.M. City Hall.

Daniel Chan

SAN FRANCISCO
ABATEMENT APPEALS BOARD AND
FRANCHISE TAX HEARINGS

December 1989

There was no hearing in December 1989.

